

ACTION: Goodkind moved, seconded by Morris and carried by a vote of 4 to 0 (Willson, Yardy and Gray absent) to drop 10BAR-00000-00167 from the agenda at the request of the applicant.

**C-2. 10BAR-00000-00158 Bluth Residence Addition and Pool Cabana Santa Barbara
10LUP-00000-00421 (Brian Banks, Planner) Jurisdiction: Mission Canyon**

Request of Akiko Wade Davis, architect for the owner, Carrie Bluth, to consider Case No. 10BAR-00000-00158 for **final approval on consent of a residence addition of approximately 645 square feet and pool cabana of approximately 288 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,565 square feet, attached garage of approximately 316 square feet, shed of approximately 60 square feet and playhouse of approximately 50 square feet. The proposed project will require approximately 15 cubic yards of cut and fill. The property is a 22,500 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-223-005, located at **2825 Glendessary Lane** in the Mission Canyon area, First Supervisorial District. (Continued from 11/05/10 & 12/03/10)

ACTION: Morris moved, seconded by Roberts and carried by a vote of 4 to 0 (Willson, Yardy and Gray absent) to grant final approval on consent of 10BAR-00000-00158.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

**1. 10BAR-00000-00186 Santa Barbara Student Housing Cooperative Mixed Use Isla Vista
10BAR-00000-00033 (Errin Briggs, Planner) Jurisdiction: Coastal**

Request of Peikert Group Architects, April Palencia, architect for the owner, Santa Barbara Student Housing Cooperative, to consider Case No. 10BAR-00000-00186 for **conceptual review of remodel of existing office building to commercial residence on the second floor of approximately 7,100 square feet.** The following structures currently exist on the parcel: a two story office building of approximately 7,100 square feet. The proposed project will require approximately 8.7 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 22,223 square foot parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-037, located at **777 Camino Pescadero** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- Low citrus trees will block view of the new entryway. That in combination with the current layout of stairs, ramps and walls will work contrary to the applicant's stated intent of making the new entry the primary entry and will rather perpetuate use of the existing entry. Need to reorganize streetscape and access into the building to achieve desired result.
- SBAR recommends painting the entire building upon completion of construction instead of just patching in the paint and trying the feather. Consider using a different color palette to commemorate the new use. Look at colors of previously approved Isla Vista projects for reference.

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

2. 10BAR-00000-00161 Frost Agricultural Barn Santa Barbara
08LUP-00000-00714 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**
Request of Kevin Frost, owner, to consider Case No. 10BAR-00000-00161 for **preliminary/final approval of an agricultural barn of approximately 2,100 square feet.** The following structures currently exist on the parcel: a barn of approximately 900 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 10 acre parcel zoned MTN.GOL 100 and shown as Assessor's Parcel Number 153-300-013, located at **2013 N. San Marcos Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/05/10)

ACTION: Goodkind moved, seconded by Morris and carried by a vote of 4 to 0 (Willson, Yardy and Gray absent) to drop 10BAR-00000-00161 from the agenda at the request of Planning and Development.

3. 10BAR-0000-00191 Weisenburger New Second Residence Santa Barbara
10LUP-00000-00216 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Ron Dale and Ben Liu, agents for the owner, Tom Weisenburger, to consider Case No. 10BAR-00000-00191 for **conceptual review of a new second residence of approximately 1,199 square feet.** The following structures currently exist on the parcel: a residence with attached garage of approximately 3,392 square feet and detached tool shed of approximately 100 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 505 cubic yards of fill. The property is a 1.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-210-020, located at **4440 Vieja Drive** in the Santa Barbara area, Second Supervisorial District.

COMMENT:

- No design concerns

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. 10BAR-00000-00188 Pratini New Two Story Residence Mission Canyon
10LUP-00000-00479/09JES-00000-00024 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Don Swann, architect for the owner, Robert Pratini, to consider Case No. 10BAR-00000-00188 for **conceptual review of a new two story residence with attached two car garage of approximately 2,118 gross square feet.** No structures currently exist on the parcel; previous structure destroyed in Jesusitas Fire. The proposed project will require approximately 156 cubic yards of cut and no fill. The property is a 10,782 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-101-017, located at **N2786 Williams Way** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- **OK with project.**
- **Return for preliminary/final reviews with landscape plans before the full board.**

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

Site Visit

5. 09BAR-00000-00126 Marion New Residence, Detached Garage and Guest House Hope Ranch
09LUP-00000-000302 (Julie Harris, Planner) **Jurisdiction: Ridgeline-Urban**
Request of Brian Cravens, D.S. Ewing Architects Inc., architect for the owners, Mark Marion and Sheila Grether-Marion, to consider Case No. 09BAR-00000-00126 for **site visit of a new residence of approximately 8,718 square feet gross (includes 2,055 square feet of basement and 891 square feet second floor), attached garage of approximately 812 square feet (gross), detached garage and shop of approximately 1,102 square feet (gross), new half-court**

basketball court, and entry gate, columns and walls. The following structures currently exist on the parcel: a residence of approximately 4,383 square feet, detached garage of approximately 825 square feet with guest house above of approximately 825 square feet. The proposed project will require approximately 2,210 cubic yards of cut and approximately 1,380 cubic yards of fill. The property is a 123,072 (2.83 acres) square foot parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-072-012, located at **956 Via Fruteria** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/14/09 & 12/18/09)

Project received a site visit only, no action was taken. Project received a preliminary review, schedule in the afternoon portion of this meeting.

6. Briefing: McGeever Project: Woodstock's, Javan's, Little Asia **Isla Vista**
(Jim Heaton, Planner)

Request of Santa Barbara County Redevelopment Agency, on behalf of the Property Owners, McGeever Family LLC, and architect Keith Rivera of ACME Architecture, **to brief the Board regarding design of façade improvement for the Woodstock's, Javan's, and Little Asia storefronts. Improvements include paint, façade, doors, windows, and an improved dining areas.** The property is located at **928 Embarcadero Del Mar** in Isla Vista, Third Supervisorial District.

COMMENTS:

- a. **Like boldness of architectural solution.**
- b. **May want to consider breaking up linear uniformity of the building. Would be good to provide visual breakups (e.g., colors or offsets) for each tenant to have some identity. North elevation is in particular need to be broken up.**
- c. **Right now the only identity for the individual businesses is in the signage, not the architecture; this is an opportunity write a sign program as well as a program to alter façades if businesses diversify or alter the interior spaces.**
- d. **Woodstock's canned sign on its raceway is unacceptable.**
- e. **Existing streetscape is very barren. Addition of street trees or even just 2 x 2 vine pockets would help.**

Project received a briefing only, no action was taken.

7. 09BAR-00000-00126 **Hope Ranch**
Marion New Residence, Detached Garage and Guest House
09LUP-00000-000302 (Julie Harris, Planner) **Jurisdiction: Ridgeline-Urban**

Request of Brian Cravens, D.S. Ewing Architects Inc., architect for the owners, Mark Marion and Sheila Grether-Marion, to consider Case No. 09BAR-00000-00126 for **preliminary approval of a new residence of approximately 8,718 square feet gross (includes 2,055 square feet of basement and 891 square feet second floor), attached garage of approximately 812 square feet (gross), detached garage and shop of approximately 1,102 square feet (gross), new half-court basketball court, and entry gate, columns and walls.** The following structures currently exist on the parcel: a residence of approximately 4,383 square feet, detached garage of approximately 825 square feet with guest house above of approximately 825 square feet. The proposed project will require approximately 2,210 cubic yards of cut and approximately 1,380 cubic yards of fill. The property is a 123,072 (2.83 acres) square foot parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-072-012, located at **956 Via Fruteria** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/14/09 & 12/18/09)

COMMENTS:

- a. **SBAR appreciates the architect's responsiveness to comments. House is toned down and so improved.**
- b. **Recommend against using motion sensors for the driveway lights.**
- c. **Project received preliminary approval.**
- d. **Project to be reviewed for final approval on consent; architect need not be present given local agent's ability to present the project.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Willson absent) to grant preliminary approval of 09BAR-00000-00126. Applicant to return for final approval on consent.

Toro Canyon/Summerland/Carpinteria Areas

8. 09BAR-00000-00136 Cruces/Lohman, LLC SFD Remodel & New Addition Toro Canyon
Guest House Demo & New Guest House
09CDP-00000-00071 (Julie Harris, Planner) **Jurisdiction: Ridgeline Rural/Toro**

Request of Richele Mailand, agent for the owners, Cruces/Lohman LLC, to consider Case No. 09BAR-00000-00136 for **further revised conceptual review of after-the-fact remodel and additions to an existing SFD including garage conversion of approximately 484 square feet and net addition of approximately 164 square feet; new SFD addition of approximately 1,407 square feet; and new detached guest house/accessory structure with a guest house of approximately 781 square feet, personal office of approximately 244 square feet, approximately 600 square feet of storage area below, and demolition of 446 square feet of guest house decks and construction of new guest house terraces and decks of approximately 624 square feet; and after-the-fact development of a new pump house of approximately 100 square feet. Three coast live oak trees have been removed. The project includes 680 lineal feet of retaining walls, 795 lineal feet of decorative walls, grading and road improvements for fire access and approximately 960 cubic yards of cut and 960 cubic yards of fill, which have already occurred.** The following structures currently exist on the parcel: a residence of approximately 2,576 square feet, garage of approximately 484 square feet (converted as above) and storage shed (recently demolished) of approximately 240 square feet. A 797 square foot guest house with 446 square feet of decks has been demolished in same footprint of the new guest house/accessory structure. The property is a 4.27 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-290-024, located at **1982 Arriba Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 9/11/09, 5/7/10 & 11/19/10)

COMMENTS:

- **Re., guest house:**
 - Appreciate that applicant team listened and responded to comments.
 - Don't bury oak root zones with a berm.
 - OK with small exceedance of height given proposed plantings. The finding to allow this exemption would be to ensure good design.
 - Use 15 gc on toyons and prunus.
 - Roof to be all slate with no mission tile detail.
- **Re., main house and addition:**
 - Instead of planting a line of oaks, cluster and stagger oaks along south elevation so they look natural.
 - Addition is better pulled back; still seems peculiar to have only a connecting hallway, but it will be hidden from public view and so is acceptable.
 - Strongly urge removal of mission tile detail from all roofs.

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

9. 10BAR-00000-00147 Rothbard Revised Landscape Carpinteria/Toro Canyon
07CDP-00000-00039 (Errin Briggs, Planner) **Jurisdiction: Toro Canyon**

Request of Christopher Price, agent for the owner, Michael Rothbard, to consider Case No. 10BAR-00000-00147 for **further revised final approval of the landscape plan** included with a previously approved single-family residence. A zoning violation (10ZEV-00000-00201) has been established for the property because the existing landscaping is not in conformance with the approved plan including the installation of numerous mature olive trees which impede public views across the property. The previously approved project included demolition of an existing 3,500

square foot residence and the construction of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet, guesthouse of approximately 742 square feet and pool cabana of approximately 800 square feet with a second story gym addition of approximately 504 square feet. The following structures currently exist on the parcel: a residence of approximately 8,800 square feet, a second residence of approximately 2,500 square feet, a garage/barn of approximately 1,000 square feet and several horse barns. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Toro Canyon/Carpinteria area, First/Supervisory District. (Continued from 11/05/10 & 11/19/10 & 12/03/10)

COMMENTS:

- **Successful solution.**

ACTION: Morris moved, seconded by Goodkind and carried by a vote of 6 to 0 (Willson absent) to grant revised final approval of 10BAR-00000-00147.

10. **10BAR-00000-00064** **3238 Beach Club Drive Family Trust Residence Remodel** **Summerland**
10CDH-00000-00020 (Errin Briggs, Planner) **Jurisdiction: Coastal**
Request of Mark Wryan, architect for the owner, 3238 Beach Club Drive Family Trust, to consider Case No. 10BAR-00000-00064 for **further conceptual review of the demolition and rebuild of an existing residence of approximately 1,200 square feet.** The following structures currently exist on the parcel: accessory structure of approximately 1,369 square feet (to be demolished), watchman's trailer of approximately 798 square feet and a residence (subject structure) of approximately 1,250 square feet. The proposed project will not require grading. The property is a 10.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-018, located at **2825 Padaro Lane** in the Summerland area, First Supervisory District. (Continued from 5/07/10)

COMMENTS:

- **Charming design.**
- **Some concern about contemporary roof line of the verandah; restudy to integrate or push it further for contrast.**
- **Like fireplaces.**

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

11. **09BAR-00000-00062** **Smith New Residence, Garage and Guest House** **Summerland**
09CDP-00000-00074 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**
Request of Greg Schmandt, agent for the owners, Tallant and Karen Smith, to consider Case No. 09BAR-00000-00062 for **preliminary/final approval of a new residence of approximately 4,497 square feet, garage of approximately 815 square feet and guest house of approximately 413 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 1 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisory District. (Continued from 5/08/09 & 7/02/10)

ACTION: Rivera moved, seconded by Yardy and carried by a vote of 5 to 0 (Willson and Morris absent) to grant preliminary/final approval of 09BAR-0000-00062.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Lane Goodkind moved, seconded by Jeff Yardy, and carried by a vote of 6 to 0

(Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, January 7, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:00 P.M.

G:\GROUP\PC_STAFF\WP\BAR\SBAR\MINUTES\MINUTES.2010\12-17-10 MINUTES.DOC