



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of December 18, 2009**

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
Jeremy Roberts Vice Chair
Martha Gray
Glen Morris
Steve Willson
Jeff Yardy
Anita Hodosy-McFaul
Anne Almy Supervising Planner

SBAR Secretary

COMMITTEE MEMBERS ABSENT: All members present.

REPORTERS: Santa Barbara News Press

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 to:
• Take no action on Item No. 3 09BAR-00000-00170, project to be heard only conceptually at the request of Planning and Development.

III. MINUTES: Roberts moved, seconded by Willson and carried by a vote of 6 to 0 to approve the Minutes of December 4, 2009.

VI. CONSENT AGENDA:

C-1. 09BAR-00000-00149 The Meadows Monument Entry Sign **Santa Barbara**
09LUP-00000-00475 (Mark Walter, Planner) **Jurisdiction: Goleta**
09SCD-00000-00023

Request of Laurel Perez, Suzanne Elledge Planning & Permitting Services, agent and Katie O'Reilly Rogers, architect for the owner, Santa Barbara Foothills, LLC, to consider Case No. 09BAR-00000-00149 for preliminary/final approval on consent of two stone entry monument pillars with signs. The pillars would have a maximum height of approximately 6 feet. No structures currently exist on the parcels. The parcels are zoned PRD and shown as Assessor's Parcel Numbers 055-010-020 (Lot 6) and 055-010-019 (Lot 7), located at The Preserve at San Marcos, The Meadows, Lot 6 and Lot 7, in the Santa Barbara area, Second Supervisorial District. (Continued from 9/25/09 & 11/20/09)

CONDITION:

- **Approved as altered at hearing to square columns to roadway.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 6 to 0 to grant preliminary/final approval on consent of 09BAR-00000-00149.

VII. STANDARD AGENDA:

Isla Vista/Goleta

- 1. 09BAR-00000-00179 Nolasco Garage Conversion Santa Barbara**
09LUP-00000-00495 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Esteban Solis, agent for the owner, Roberto Nolasco, to consider Case No. 09BAR-00000-00179 for further **conceptual review/preliminary approval of the conversion of the existing garage of approximately 464 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 1,476 square feet and an attached garage of approximately 464 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-352-003, located at 4883 Kodiak Ave. in the Santa Barbara area, Second Supervisorial District. (Continued from 12/04/09)

COMMENTS:

- Program is too intensive forcing cars into the front yard and adversely affecting the aesthetics of the site and its context in the neighborhood.**
- Interior floor plan still doesn't function and is not designed to code. Rectify: the outside of the building is driven by what's inside the building.**
- Concern about garage doors remaining. If the garage is going to be converted, make it look residential: remove garage door, eliminate some paving and add landscaping in front of converted garage.**
- Proposed tree is too close to the structure; eliminate paving and provide planter in front of living room.**
- Return for further conceptual. Project to be function and code compliant. Resolve interior issues and therefore exterior elevations.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

- 2. 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 **further conceptual review of a new residence of approximately 7,566 square feet (includes 903 square feet of basement), attached garage of approximately 812 square feet and detached garage of approximately 803 square feet guest house of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,400 square feet, detached garage of approximately 825 square feet with guest house above of approximately 825 square feet. The proposed project will require approximately 2,142 cubic yards of cut and approximately 668 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)

COMMENTS:

Public speaker: Marsha Zilles

- Feeling more consistent with a design style but still looking for an identity. Project remains eclectic particularly in the detailing and needs more internal consistency.**
 - **Restudy vents/windows at basement, iron details and vents on chimney and exterior lights; triangular shape of lights is odd.**

- Stone at front door is out of place even though the same stone is being used as ground plane material and in three dimensions on wing walls at front door.
- Still lots of glazing at south elevation; restudy.
- b. Still a bit of tension with the style. Remove steel clips on stone as these are a craftsman detail and inappropriate to the more Spanish design style.
- c. As noted previously, project is too detailed for a conceptual level of review by the SBAR; drawings are just a step away from construction documents which logically causes a certain reluctance to make substantial design changes due to cost. Project has progressed inconsistently with the design review process and hence has not benefitted from the conceptual review.
- d. Add trees to the north east corner of the house; encourage oaks; eliminate acacias.
- e. Restudy area of house on over 30% slopes; encourage redesigning with the existing topography.
- f. Restudy fire department turn around; unfortunate that house is oriented with its primary view over the driveway into the site.
- g. Don't mix stone details.
- h. Return for preliminary review.

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

3. **09BAR-00000-00170** **Richards Residence Remodel** **Hope Ranch**
09LUP-00000-000450 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of William Wolf, Pacific Arc Inc. Architects, architect for the owners, Edmund and Ann Richards, to consider Case No. 09BAR-00000-00170 for **preliminary/final approval of additions of approximately 709 square feet to the existing single family dwelling and interior and exterior alterations, demolition of an existing stable and construction of a new guesthouse of approximately 309 square feet, a new trellis patio cover of approximately 250 square feet, new pool and spa, new entry gates, driveway alterations, and grading of approximately 48 cubic yards.** The following structures currently exist on the parcel: a two story residence of approximately 3,100 square feet and stable of 298 square feet. The property is a 1.63 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-032-018, located at **915 Via Rosita** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/06/09, 11/20/09, 12/04/09)

COMMENTS:

- a. Very nice project.
- b. Consider adding more variety to landscape palette.
- c. Ready for preliminary/final on consent

1st ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 to take no action on 09BAR-00000-00170, project to be heard only conceptually at the request of Planning and Development. *See Agenda Status Report.*

2nd ACTION: Roberts moved, seconded by Willson and carried by a vote of 6 to 0 to continue 09BAR-00000-00170 for preliminary/final approval on consent at the meeting of January 8, 2010.

4. **09BAR-00000-00160** **Scharin/Mays Residence Addition** **Hope Ranch**
09LUP-00000-00417 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Lee Geisler, agent for the owners, Johan Scharin and Pamela Mays, to consider Case No. 09BAR-00000-00160 for **further conceptual review/preliminary approval of a residence addition of approximately 1,352 square feet.** The following structure currently exists on the parcel: a two story residence of approximately 2,690 square feet. The proposed project will not require grading. The property is a 1.97 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-038, located at **4161 Vieja Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/23/09 & 12/04/09)

COMMENTS:

- a. Appreciate responses to SBAR comments.
- b. Elevations are more successful; by simplifying overall, the ornate elements will pop better.
- c. Potentially adverse visual effect of heavy molding around fenestration is mitigated through proposed muted color scheme.
- d. Keep wrought iron railing simple.
- e. Project received preliminary approval.
- f. Return for final approval with construction details for doors, windows, eaves, rakes, chimney cap, balcony, railing etc.

ACTION: Rivera moved, seconded by Willson and carried by a vote of 4 to 0 (Roberts and Morris absent) to grant preliminary approval of 09BAR-00000-00160. Applicant to return for final approval on consent at the meeting of January 8, 2010.

Toro Canyon/Summerland/Carpinteria Areas

5. 08BAR-00000-00275 Lucovsky Remodel and New Garage Toro Canyon
08CDH-00000-00045 (Nicole Mahsore, Planner) **Jurisdiction: Toro/Coastal**
08VAR-00000-00005

Request of Mary Andrulaitis, architect for the owners, Mark and Cindy Lucovsky, to consider Case No. 08BAR-00000-00275 for **preliminary/final approval of a new garage of approximately 235 square feet, interior remodel of an existing detached bath and laundry and partial exterior door and window changes to the main residence. The project includes a request for a Variance to the required front yard setback.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and detached bath/laundry area of approximately 73 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a .23 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-021, located at **3605 Padaro Lane** in the Toro Canyon area, First Supervisorial District.
(Continued from 1/30/09)

ACTION: Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Morris absent) to grant preliminary approval of 08BAR-00000-00275. Applicant to return for final approval on consent at the January 8, 2010 meeting.

6. 08BAR-00000-00163 Duca Residence Partial Demo/Remodel/Additions Toro Canyon
08CDH-00000-00022 (Julie Harris, Planner) **Jurisdiction: Coastal/Toro**

Request of Neumann, Mendro, Andrulaitis, architects for the owner, Reece Duca, to consider Case No. 08BAR-00000-00163 for **further conceptual review of residence remodel including demolition of approximately 1,133 square feet and construction of a first floor addition of approximately 1,177 square feet and second floor addition of approximately 600 square feet, demolition of detached garage of 893 square feet with attached studio of 399 square feet and construction of a new detached garage of approximately 927 square feet with attached hobby room and storage of approximately 481 square feet, demolition of existing decking of approximately 1,211 square feet (first floor deck demolition of approximately 479 square feet and second floor deck demolition of approximately 732 square feet) construction of new deck of approximately 477 square feet and new second floor deck of approximately 115 square feet, and a new lap pool of approximately 1,392 square feet 9803 square feet of pool and 589 square feet of associated walled planters).** The following structures currently exist on the parcel: a residence of approximately 4,460 square feet and garage of approximately 893 square feet with second floor studio of approximately 399 square feet and decking of approximately 903 square feet. The proposed project will require approximately 55 cubic yards of cut and fill. The property is a 2.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-033, located at **3003 Padaro Lane** in the Toro Canyon/Coast area, First Supervisorial District. (Continued from 8/22/08)

COMMENTS:

- a. **Significantly smaller visually from previous project and from existing structure.**
- b. **Well executed and successful design. Very calm architecture; nice addition to the beach.**
- c. **Restudy detail on rafter tails.**
- d. **If appropriately screened, nine foot wall at pool should be fine as it is stepped. Return with landscape design to show treatment.**
- e. **Ready for preliminary review after ZA approval.**

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

**7. 09BAR-00000-00017 Czyzyk New Residence, Garage, Guesthouse & Pool Summerland
09CDP-00000-00009 (J. Ritterbeck, Planner) **Jurisdiction: Summerland****

Request of Bob Easton, architect for the owner, Joseph A. Czyzyk, to consider Case No. 09BAR-00000-00017 for **preliminary/final approval of a new residence of approximately 6,597 square feet with a basement of approximately 1,061 square feet, garage of approximately 872 square feet, guesthouse of approximately 760 feet and a pool.** No structures currently exist on the parcel. The proposed project will require approximately 2,436 cubic yards of cut and approximately 2,348 cubic yards of fill. The property is a 5.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006, located at **2325 Ortega Ranch Road** in the Summerland area, First Supervisorial District. (Continued from 2/13/09 and Site Visit 3/13/09, 3/27/09 4/10/09, 4/24/09 & 11/20/09)

COMMENTS:

- **Project received preliminary approval.**
- **Planner to confirm that project receives Summerland ARC final approval prior to project returning to SBAR for final review.**

ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris absent, Gray abstains) to grant preliminary approval of 09BAR-00000-00017.

**8. 09BAR-00000-00103 State Street Hospitality, Inc. 94-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 94-room hotel of approximately 51,270 square feet with a partially subterranean parking garage of approximately 40,740 square feet (98 parking spaces), and a roof deck of approximately 400 square feet.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, two residences (currently vacant) of approximately 630 and 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)

COMMENTS:

Public speakers: Cass Terhorst, Gil Barry, Patti Close, Ann Crosby

- a. **Comments from the last review in July still stand. All concerns remain the same. Refer to previous review minutes. Architect needs to take a more drastic approach to SBAR July comments.**
- b. **Project will need to conform to height restrictions; project is just too big overall to vary from ordinance standards.**
- c. **Project is overbuilt. Will need to reduce the program, i.e., lose rooms, to create a successful, articulated building. The proposed banding, popouts and little windows are all not bold enough to give charm and character. Need to add more outdoor terraces and courtyards. Need perforations and deeper fenestration to break down**

- scale of building and make smaller components. Large blank plaster walls need to be balanced with pedestrian scale.
- d. Re., massing: reflect on Pueblos Blancos in Andalusia, Spain where big blocks of buildings on hillsides are broken up with through passages, alleys and breakups.
 - e. Area has no sense of character right now. Whatever this design becomes -- and SBAR cannot review style yet as size, bulk, scale, and massing are so flawed -- it needs to be spot on and highly successful as the first project in the area. It will set the bar for future redevelopment of area. Style has to go with massing and massing has to fit site and context of neighborhood.
 - f. East elevation remains unsuccessful except at very northernmost portion of elevation.
 - g. North elevation looks like an office complex and has very different feel than the other elevations; there is a lack of consistency between elevations. Project needs to read as four sided architecture, i.e., it needs to read on all four sides.
 - h. Does not look like traffic flow through the site will work (i.e., clockwise direction through porte cochere is backwards of typical flow, western driveway apron appears too close to existing restaurant parking.)
 - i. Green screen may be a good concept but the details are not appropriate and the green screen does not appear to be appropriate to the style; restudy. A sense of entry is critical for aesthetic success and for traffic safety; may need to pull hotel back from street.
 - j. Plantings will need to be substantial. Size of trees will need to be called out on plans.
 - k. Architecture needs to reflect the "Grand Hope Ranch Hotel".
 - l. Return for further conceptual review.

Project received further 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 that the meeting was adjourned until 9:00 A.M. on Friday, January 8, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:00 P.M.