



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of August 10, 2012

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, Jeremy Roberts, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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|------------------|---------------------|
| Will Rivera | Chair |
| Valerie Froscher | Vice Chair |
| Jeff Yardy | |
| Alex Pujo | |
| Pamela Ettinger | |
| Laurie Romano | |
| Sharon Foster | SBAR Secretary |
| Anne Almy | Supervising Planner |

COMMITTEE MEMBERS ABSENT: Alex Pujo

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 3±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: All projects expected to be reviewed.

III. MINUTES:

IV. CONSENT AGENDA:

**C-1. 12BAR-00000-00130 Tabasgo Living Trust Replacement Cabana Santa Barbara
12LUP-00000-00269 (Kimberley McCarthy, Planner) Jurisdiction: Ridgeline**

Request of Bildsten and Sherwin, architect for the owner, Tabasgo Living Trust, to consider Case No. 12BAR-00000-00130 for **preliminary/final approval on consent of a cabana to replace one lost in fire**. The following structures currently exist on the parcel: a previous proposed and approved residence of approximately 2,350 square feet and observatory of approximately 252 square feet currently in plan check. The proposed project will require 73 cubic yards of cut and fill. The property is a 32 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District. (Continued from 7/20/12)

ACTION: Froscher moved, seconded by Rivera and carried by a vote of 5 to 0 (Pujo absent) to grant preliminary/final approval on consent of 12BAR-00000-00130..

**C-2. 12BAR-00000-00092 Nunez Residence Additions, Garage Conversion and New Detached Garage Santa Barbara
12LUP-00000-00215 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta****

Request of Gil Barry, architect for the owner, Oscar Nunez, to consider Case No. 12BAR-00000-00092 for **final approval on consent of a new three car garage of approximately 697 square feet, existing garage conversion to habitable space of approximately 660 square feet, and residence addition of approximately 99 square feet and (new second dwelling atop new garage –not to be review)**. The following structures currently exist on the parcel: a residence with attached garage of approximately 4,320 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-090-032, located at **1025 Ocean Vista Lane** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/15/12 & 7/13/12)

ACTION: Froscher moved, seconded by Rivera and carried by a vote of 5 to 0 (Pujo absent) to grant final approval on consent of 12BAR-00000-00092.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

**1. 11BAR-00000-00154 Winant/Sanders New Residence Isla Vista
11CDH-0000-00051 (J. Ritterbeck, Planner) **Jurisdiction: Coastal****

Request of Tracy Burnell, architect for the owners, Gerry Winant and Ann Sanders, to consider Case No. 11BAR-00000-00154 for **preliminary approval of a new residence of approximately 2,894 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a 5,600 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-181-016, located at **6881 Del Playa** in the Isla Vista area, Third Supervisorial District. (Continued from 10/07/11, 10/21/11, 2/17/12, 4/06/12, 6/15/12 & 7/13/12)

ACTION: Froscher moved, seconded by Rivera and carried by a vote of 5 to 0 (Pujo absent) to grant preliminary approval of 11BAR-00000-00154. Applicant may return for final approval.

**2. 12BAR-00000-00127 Calle Real LLC McDonald's USA Santa Barbara
12DVP-000000-00006/12CUP-00000-08027(Errin Briggs, Planner) **Jurisdiction: Commercial****

Request of Mel Cruz, agent for the owner, Calle Real LLC, to consider Case No. 12BAR-00000-00127 for **further conceptual review of a new commercial Fast Casual Service Restaurant with drive thru of approximately 3,538 square feet**. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 29,308 square foot parcel zoned CH and shown as Assessor's Parcel Number 067-230-032, located at **4791 Calle Real Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/20/12)

COMMENTS:

Public speakers: Tom Elliott, Cecilia Brown. Letter from I-Hop.

- a. **The SBAR has fundamental concerns with the site plan and the architecture of this project. Too much program for the site. Too much emphasis on vehicular use and no consideration of pedestrians. Redesign is necessary.**
 - o **Redesign pedestrian/vehicular access interfaces. Circulation is highly problematic. Strongly recommend eliminating drive through aisle. Eliminate vehicular access from Turnpike. Create direct pedestrian access to corner and protect Queen palm.**

4. 12BAR-00000-00081 Wahlberg Residence Addition Santa Barbara
12LUP-00000-00171 (Petra Leyva, Planner) Jurisdiction: Goleta

Request of Douglas Gheza, agent for the owners, Kevin and Summer Wahlberg, to consider Case No. 12BAR-00000-0081 for **further conceptual review of a residence addition of approximately 714 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,200 square feet. The proposed project will not require grading. The property is a 17,860 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 069-620-030, located at **5530 Longfellow Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/01/12 & 6/15/12 & 7/13/12)

COMMENTS:

- **Big improvement architecturally.**
- **Return with roof plan, details, materials and colors (including exterior lighting) for preliminary/final reviews.**

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

5. 12BAR-00000-00064 Sorg New Attached Garage Santa Barbara
12LUP-00000-00234 (Kimberly McCarthy, Planner) Jurisdiction: Goleta

Request of Bob Murray, agent for the owner, Rob Sorg, to consider Case No. 12BAR-00000-00064 for **final approval of a new attached garage of approximately 348 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,966.63 square feet and storage/shed of approximately 120 square feet. The proposed project will not require grading. The property is a 10,831.63 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-161-006, located at **691 San Ricard Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/18/12 & 7/20/12)

CONDITION:

Project received final approval with condition to eliminate gazanias.

ACTION: Rivera moved, seconded by Romano and carried by a vote of 5 to 0 (Pujo absent) to grant final approval of 12BAR-00000-00064.

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. 11BAR-00000-00156
Cunnison New Detached Garage and Attached Garage Conversion Mission Canyon
11LUP-00000-00468 (Kimberly McCarthy, Planner) Jurisdiction: Mission

Request of Ted Meeder, architect for the owners, Dan and Robin Cunnison, to consider Case No. 11BAR-00000-00156 for **final approval of new detached garage of approximately 592 square feet and conversion of existing attached garage of approximately 457 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,648 square feet and attached garage of approximately 457 square feet. The proposed project will not require grading. The property is a 10,270 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-051-003, located at **1030 Crestwood Place** in the Mission Canyon area, First Supervisorial District. (Continued from 10/21/11 & 01/06/12)

COMMENTS:

- **Clear seeded glass on exterior light fixture is acceptable given particulars of the project including that the fixture will be located under an overhang.**
- **Return for final on consent with a drip irrigation plan and quantities and sizes of plants.**

ACTION: Ettinger moved, seconded by Romano and carried by a vote of 5 to 0 (Pujo absent) to continue 11BAR-00000-00156 to final on consent at the next scheduled meeting.

**7. 12BAR-00000-00136 Bosma Fire Replacement Residence Mission Canyon
12LUP-00000-00266 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline- Urban**

Request of J.M. Holiday Associates, Michael Holiday, architect and Joe Halsell, agent for the owner, Anton Bosma to consider Case No. 12BAR-00000-00136 for **conceptual review of a fire rebuild residence of approximately 2,699 square feet**. No structures currently exist on the parcel; previous structure destroyed in Jesusita Fire. The proposed project will not require grading. The property is a 35,597 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-340-002, located at **2745 Holly Road** in the Santa Barbara area, First Supervisorial District.

COMMENTS:

- a. **Great building, strong architecture.**
- b. **SBAR would support variance trading existing condition for new intrusion.**
- c. **Whatever can be done to reduce reflectivity of glass will be important. Consider making overhangs even more exaggerated.**

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

**8. 12BAR-00000-00132 Abkin Residence Additions and Driveway Modification Hope Ranch
12LUP-00000-00247(Kimberley McCarthy, Planner) Jurisdiction: Ridgeline**

Request of Bruce Blodorn and Amy K. Von Protz, agents for the owner, Kim Abkin, to consider Case No. 12BAR-00000-00132 for **conceptual review of residence additions of approximately 212 square feet (131 square feet to upper level and 81 square feet to lower level), addition of an attached storage structure of approximately 72 square feet and to enlarge existing deck by approximately 36 square feet, new pergola at front entrance, and interior remodel of approximately 646 square feet, new roof, windows/door relocations and driveway modifications**. The following structures currently exist on the parcel: a residence of approximately 3,901 square feet and garage. The proposed project will require 200 of cut and fill. The property is a 1.15 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-052-010, located at **4680 Via Carretas** in the Hope Ranch area, Second Supervisorial District.

Project was not reviewed due to lack of representation.

Toro Canyon/Summerland/Carpinteria Areas

**9. 12BAR-00000-00133 Garrison Ranch LLC New Residence, Garage, Guest House, Cabana Carpinteria
(No Assigned Planner) Jurisdiction: Ridgeline**

Request of Brett Ettinger, Ferguson-Ettinger Architects, architect, and Mark Lloyd, agent for the owner, Garrison Ranch LLC c/o Stewart Welch, to consider Case No. 12BAR-00000-00133 for **conceptual review of a new residence of approximately 6,712 square feet, garage of approximately 1,032 square feet, guest house of approximately 800 square feet and cabana of approximately 432 square feet**. No structures currently exist on the parcel. The proposed project will require 250 of cut and fill. The property is a 40.12 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-170-054, located at **terminus of Santa Monica Road in Rancho Monte Alegre** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- a. **Very carefully considered project. Design team clearly looked at important elements of the site and used them artfully in the design of the home.**
- b. **Excellent design concept.**
- c. **Three foot deep walls will help tremendously to stealth the window elements.**
- d. **Consider adding clusters of new trees in front of and adjacent to house to filter in and frame views out.**

- e. **SBAR would like to do a noticed Saturday site visit to RMA in general and this project in particular.**

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

2755 BV LLC Demolition/Rebuild

10. **11BAR-00000-00160 New Residence, Cabana, Guesthouse & Workshop ToroCanyon**
11LUP-00000-00432(Nicole Lieu Planner) **Jurisdiction: Toro**

Request of Chris Keller, agent, Marmol-Radziner and Associates, architect for the owner, Howard Avery Trustee for 2755 BV LLC, to consider Case No. 11BAR-00000-00160 for **final approval of a demolition and rebuild of a new residence of approximately 7,430 square feet, cabana of approximately 269 square feet, guest house of approximately 800 square feet and new workshop of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,825 square feet and guesthouse of approximately 2,156 square feet. The proposed project will require approximately 954 cubic yards of cut and approximately 138 cubic yards of fill. The property is a 2.98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-030, located at **2755 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11, 12/02/11, 3/16/12 & 6/15/12)

ACTION: Froscher moved, seconded by Ettinger and carried by a vote of 5 to 0 (Pujo absent) to grant final approval of 11BAR-00000-00160.

11. **11BAR-00000-00159**
2745 BV LLC Demolition and Proposed New Residence and Garage Toro Canyon
(No Assigned Planner) **Jurisdiction: Toro**

Request of Chris Keller, agent and Marmo-Radziner and Associates, architect for the owner, Howard Avery Trustee, 2745 BV LLC, to consider Case No. 11BAR-00000-00159 for **further conceptual review of a demolition and proposed new residence of approximately 2,406 square feet and new garage of approximately 715 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,872 square feet and garage of approximately 218 square feet. The proposed project will require approximately 675 cubic yards of cut and approximately 84 cubic yards of fill. The property is a 3.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-040 located at **2745 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11 & 12/02/11)

COMMENTS:

- a. **South facing porch roof in illustration looks good however in section looks too tight: restudy.**
- b. **Otherwise beautiful proportions and excellent selection of materials.**
- c. **Deep recesses of windows and the roof plane are pure in design.**
- d. **Suggest using native bentgrass (Agrostis) for lawns.**

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

12. **Courtesy Review Santa Claus Lane Beach Access, Parking and Street Improvement Plan Carpinteria**
(Rosie Dyste, Planner)

Request of Rosie Dyste, Senior Planner, Santa Barbara County Planning and Development, Long Range Planning Division, for courtesy review of the **Santa Claus Lane Beach Access, Parking and Street Improvement Plan on Santa Claus Lane** in Toro Canyon Plan area, First District. The project area is characterized by the beach access area that begins at the intersection of Padaro Lane and Santa Claus Lane and extends to the southeast for about 1,300 feet and the commercial business area that includes the restaurants, retail shops and businesses on the seaward side of Santa Claus lane to the southbound Highway 101 onramp. The conceptual designs include an at-

grade pedestrian rail crossing, visitor amenities, retaining walls and fences, contiguous sidewalk on both sides of the streets, shared vehicle/bicycle travel lanes, diagonal parking, crosswalks, landscaping and bioswales, and vehicle turnaround feature at the southbound Highway 101 onramp and Sand Point Road.

COMMENTS:

Lori Romano was absent from review of this item.

- a. Conceptually, the design is fantastic. Proposal treats the beachfront streetscape in a natural way (as opposed to e.g., lawns and palms) that is desirable in this context. Project will help bring continuity to businesses along the roadway. Well designed and integrated sidewalks, trees, benches, lighting etc will promote visual order. Roundabout and streetscape improvement will make this a destination and will slow down traffic and entice pedestrians to linger.**
- b. Consider using oaks where they are located between business instead of in front of entries to businesses and at pedestrian crosswalks; this will allow needed visibility into storefronts and signage.**
- c. Consider using shade trees instead of Ceanothus, which are primarily for flowers.**
- d. Consider using permeable paving in parking areas.**
- e. Consider making sidewalk narrower than 10 feet as 10 feet of sidewalk is a lot of paving for this area.**
- f. Consider delineation between formal design near businesses (at eastern portion of project) and less formal where there are no businesses (at western portion of project); consider meandering sidewalk at western end.**
- g. Create lots of varied seating and waiting areas for people.**
- h. Re., fencing: bury into slope and existing plantings; do not locate at edge of sidewalks.**
- i. Re., bathroom/shower facility: design should be simple with colors derived from native landscape. Form should follow function in this case.**

Project is a courtesy review only, no action to be taken.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Val Froscher, and carried by a vote of 4 to 0 (Alex Pujo absent) that the meeting was adjourned until 9:00 A.M. on Friday, August 24, 2012 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:10 P.M.