



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 17, 2017**

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, Valerie Froscher, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Laurie Romano
Alex Pujo
Valerie Froscher Chair
John Vrtiak Vice-Chair
Josh Blumer
Douglas Keep
Chris Gilliland
Lia Marie Graham SBAR Secretary
Anne Almy Supervising Planner

COMMITTEE MEMBERS ABSENT: None

REPORTERS:

NUMBER OF INTERESTED PERSONS:

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT:

III. MINUTES: Romano moved, seconded by Gilliland and carried by a vote of 6 to 0 to approve the minutes of February 3, 2017 as amended.

IV. CONSENT AGENDA:

1. **12BAR-00000-00227 Roark Residence Addition Santa Barbara**
13LUP-00000-00434 (Tammy Weber, Planner) **Jurisdiction: Goleta**
Request of Tracy Burnell, architect for the owner, Jeremy Roark, to consider Case No. 12BAR-00000-00227 for **Final on Consent of a residence second floor addition of approximately 926 square feet (existing 476 square feet to be demolished and rebuilt with additional 450 square feet.)** The following structure currently exists on the parcel: a two story residence of approximately 2,700 square feet. The proposed project will not require grading. The property is a 15,420 square foot parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 069-211-010, located at **1236 Camino Palomera** in the Goleta area, Second Supervisorial District. (Continued from 2/01/13, 2/15/13, 3/01/13, 8/23/13, 9/06/13, 9/20/13, 10/04/13, 10/18/13, 11/01/13, 11/15/13, 1/10/14, 1/24/14, 2/07/14, 8/08/14, 5/06/16 & 07/08/16)

ACTION: Romano moved, seconded by Keep and carried by a vote of 6 to 0 to grant Final Approval on Consent of 12BAR-00000-00227.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

VII. STANDARD AGENDA:

1. **Discussion Item** Hollister Avenue/State Street Streetscape Project **Goleta**
(Allen Bell, Planner) **Jurisdiction: N/A**
Request of Ryan Cooksey, Planner from Santa Barbara County Planning and Development. Long Range Planning Division for **courtesy review of conceptual plans for the Hollister Avenue – State Street Streetscape project**. The project includes public streetscape improvements, such as lighting, seating, landscaping, bus stop shelters, bike racks, public art, signage, multi-modal circulation, and hardscaping for the 1.25-mile portion of the corridor stretching from San Antonio Road to State Route 154. The project is located in the Second Supervisorial District.

PUBLIC COMMENT:

Kenan Ezal

COMMENTS:

- Very important project. Clear presentation.
- Support bulb-outs at intersections. Consider installing boulders. However, proposed bulb out design is too urban, too cut up, and ineffective in directing pedestrian traffic: Restudy. Maximize size of planters and move fences to pedestrian side of planter area.
- Suggest pavers in pedestrian walkways at Modoc and at Nogal to contrast with asphalt in center of intersection. Encourage more pedestrian treatments at other intersections within project area as well.
- Study intersection at State and Hollister/154/101: key gateway, difficult circulation now. Illustrate how bicyclists will safely travel through this intersection.
- Suggest adding some medians between Nogal and San Antonio without interfering with driveways. This will help improve aesthetics and slow traffic speed.
- Encourage reducing lanes to 10 feet in width to slow traffic.
- Use design elements to reduce speed.
- Explore opportunities to slow down traffic at Page Youth Center.
- Support painting bike lanes bright green and using green bike boxes.
- Strive to provide curb between bike and traffic lane.
- Study the retaining wall: consider soft solution e.g., allen block. Consider stepping wall. Suggest planter in front of wall.
- Appreciate elimination of cobra lights from the project.
- Some proposed plants are short lived. Will there be irrigation? If not, life of plants will be short.
- Naturalize the plantings in grouping wherever possible. This will help aesthetics and traffic speed.
- SBAR requests that traffic engineer be present at next SBAR hearing on this project.

Project received a courtesy review only, no action was taken.

2. **16BAR-00000-00243 Oak Creek Company (Boulders Project) Lot 9** **Santa Barbara**
17ZCI-00000-00005(J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Murray Duncan, architect for Jason Nelson, to consider Case No. 16BAR-00000-00243 for **Preliminary Approval of a new single-family residence of approximately 3,552 square feet and a 952 square foot attached garage**. The lot is currently vacant. The property is a 0.63 acre parcel zoned 1-E-1

and shown as Assessor's Parcel Number 059-290-056, located at **4720 Boulder Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 1/6/17)

COMMENTS:

- Project received preliminary approval with the following comments:
 - Restudy windows at dining room and entry for compatibility.
 - Bring entry detail down to the ground.
 - Consider lowering parapet to enhance entry.
 - Adjust landscaping around drainage swale.
 - Consider adding planter areas at edge of courtyard for drainage and aesthetics.

Project received review only, no action was taken. Applicant may return for Further Review.

ACTION: Pujo moved, seconded by Romano and carried by a vote of 6 to 0 to grant preliminary approval of 16BAR-00000-00243. Applicant may return for Final with quantities of plants.

3. **04BAR-00000-00001** **Patterson Oaks (formerly Hourigan)** **Santa Barbara**

04DVP-00027/02TRM-00005/16SCD-00054(J. Ritterbeck, Planner) **Jurisdiction: DVP**
Request of Laura Bridley, agent, and Alan McLeod, architect for the owner, SR Harmon LLC, to consider Case No. 04BAR-00000-00001 for **Preliminary Approval of a residential subdivision and development of six new single-family dwellings and redevelopment on two existing single-family dwellings, (Approved basements on new homes were previously removed from the project through a substantial conformance determination). Proposed development includes the following: Lot #1 – New residence of approximately 2,677 square feet and new garage of approximately 483 square feet; Lot #2 – New residence of approximately 2,722 square feet and new garage of approximately 592 square feet; Lots #3, #4, and #5 - New residences of approximately 2,835 square feet and new garages of approximately 563 square feet; Lot #6 - New residence of approximately 2,552 square feet and a garage of approximately 695 square feet; Lot #7 – Existing residence and garage of approximately 3,743 square feet to be remodeled to 3,380 square feet; Lot #8 existing residence and garage of approximately 5,278 square feet to be remodeled with a small addition to 5,404 square feet; and Lot #9 will remain as private Open Space.** The proposed grading is still to be less than 4,100 cubic yards of cut and fill to create building pads for new homes on vacant lots. The property is a 5.8 acre parcel zoned DR-3.3 and shown as Assessor's Parcel Number 069-060-044, located at **1118 N. Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/03/03, 1/16/04, 3/12/04, 7/15/05, 9/15/06, 11/03/06, 2/02/07, 4/13/07, 5/25/07, 5/17/13, 10/21/16 and 1/20/17)

PUBLIC COMMENTS:

Youli Li

Rebecca Li

COMMENTS:

Project received preliminary approval as submitted.

ACTION: Pujo moved, seconded by Blumer and carried by a vote of 6 to 0 to grant preliminary and final approval of 04BAR-00000-00001.

4. **16BAR-00000-00129** **de L'Arbre First and Second Story Residence Addition** **Santa Barbara**

16LUP-00000-00259 (Kathryn Lehr, Planner) **Jurisdiction: Goleta**

Request of Tom Jacobs, architect for the owner, Charles de L'Arbre, to consider Case No. 16BAR-00000-00129 for **Preliminary Approval of a proposed second floor addition of approximately 1,343 square feet and new decks of approximately 494 square feet. Existing structures to be removed: workshop of approximately 140 square feet, coop of approximately 254 square feet and shed of approximately 96 square feet and existing decks of approximately 385 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,975 square feet, tower of approximately 1,140 square feet, office of approximately 305 square feet and laundry of approximately 269 square feet. The proposed project will not require grading. The property is a 6.38 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-160-049, located at **2650 Painted Cave Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/22/16, 8/19/16, 09/16/16, 10/07/16 & 11/18/16)

COMMENTS:

- The SBAR is able to allow for the height exemption due to the fact that the project is a well conceived addition to an existing structure which is itself far in excess of the height allowance in the ordinance.

ACTION: Pujo moved, seconded by Keep and carried by a vote of 6 to 0 to grant Preliminary Approval of 17BAR-00000-00001.

- Hahs Residence First and Second Floor Additions,**
5. **16BAR-00000-00196 Conversion of Carport to Garage and Exterior Renovations Hope Ranch**
16LUP-00000-00480 (Mark Friedlander, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Dave Stetson, architect for the owners, Chris and Angela Hahs, to consider Case No. 16BAR-00000-00196 for **Final Approval of a residence first floor addition of approximately 373 square feet, second floor addition of approximately 1,546 square feet, conversion of carport to garage of approximately 209 square feet and exterior renovations.** The following structures currently exist on the parcel: a residence of approximately 1,435 square feet, attached garage of approximately 190 square feet, carport of approximately 209 square feet and porch of approximately 114 square feet. The proposed project will not require grading. The property is a 1.22 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-045-003, located at **734 Monte Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/04/16, 12/02/16 & 1/6/17)

COMMENTS:

- Return for final on consent with architectural details including eave and rake, roof jacks, wall base to ground, railings, trellises, eyebrows, door and window jam and head.
- Return with color board for stamping.
- Annotate landscape planting plan with quantities of plant materials.

Project received review only, no action was taken. Applicant may return for Final on Consent.

6. **17BAR-00000-00014 Loncki New Dwelling, Garage, Guesthouse and Pool Hope Ranch**
17LUP-00000-00024(Planner not yet assigned) **Jurisdiction: Ridgeline**
Request of Tom Henson agent for Scott and Sara Loncki, to consider case number 17BAR-00000-00014 for **Conceptual Review of a new residence (6,463 square feet), attached garage (548 square feet), detached garage (964 square feet) guesthouse (796 square feet), covered porches (1,075 square feet), pool and driveway.** The parcel is currently vacant. The proposed project will require approximately 2,359 cubic yards of cut and approximately 295 cubic yards of fill. The property is a 2.02 acre parcel zoned 1.5-EX-1, shown as Assessor's Parcel Number 061-292-019 located at **Via Trepadora** in the Hope Ranch area Second Supervisorial District.

COMMENTS:

- Model is helpful.
- Architectural style is acceptable.
- Some concern regarding mass, bulk and scale of large hilltop home on relatively small lot. Courtyard home pushes massing out to the edges.
- Locate footprint of neighbor homes on site plan.
- Return with square footage of surrounding homes for neighborhood analysis.
- Consider lowering the grade at the house.
- Need grading plan: contours, retaining walls, site sections.
- Provide a long site section through the house and pool.
- Restudy proportion of “tower” element
- Site landscaping will be an important aspect of the project.
- Show stormwater management on site.
- Consider adding photovoltaics
- Return for further conceptual after a site visit with story poles.

Project received review only, no action was taken. Applicant may return for Further Conceptual Review after site visit with story poles.

7. **17BAR-00000-00010** **Goodman Addition** **Hope Ranch**
15LUP-00000-00336 (Tammy Weber, Planner) **Jurisdiction: Ridgeline**
Request of Jose L. Esparza, agent for the owner, Donald Goodman, to consider Case Number 17BAR-00000-00010 for **Final Approval of a 483 square foot bedroom and bathroom addition, and 26 square foot interior remodel.** The following structures currently exist on the parcel: 3,462 square foot Single Family Dwelling with an attached 455 square foot two car garage, a first floor 1,750 square foot stable and a 738 square foot second floor accessory. The proposed project will require 4 cubic yards of cut and no fill. The property is a 2.5 acre parcel zoned 2.5-EX-1, shown as Assessor’s Parcel Number 063-052-012, located at **4629 Via Cayente** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Proposed size, bulk, scale, height and style are acceptable.
- Light fixture is unacceptable as presented.

Project received review only, no action was taken. Applicant may return for Preliminary and Final Approval on Consent.

8. **16BAR-00000-00227** **Barry New Deck** **Mission Canyon**
16LUP-00000-00323(Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Steve Barry, owner, to consider Case No. 16BAR-00000-00227 for **Conceptual Review of a new deck of approximately 700 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,800 square feet. The proposed project will not require grading. The property is a .16 acre parcel zoned 7-R-1 and shown as Assessor’s Parcel Number 023-130-032, located at **2901 Kenmore Place** in the Mission Canyon area, First Supervisorial District. (Continued from 12/02/16)

PUBLIC COMMENT:

Mike Anzlowar

COMMENTS:

- Incomplete application. Return with a site plan which includes topography and locates adjacent homes and streets. Return with a section through the house and property. Include a drawing that represents existing and any proposed plant materials.
- Support of the deck is unacceptable aesthetically and additionally deck does not appear to be built to code.
- Planner to clarify extent of enforcement action, status of building permit, and what is subject to SBAR review. Planner to attend next hearing. Planner to work with applicant to ensure plans are clear and complete for SBAR review and action.

Project received review only, no action was taken. Applicant may return for Further Review.

9. **16BAR-00000-00236** **Fang New Trellis** **Mission Canyon**
16LUP-00000-00561 (Tammy Weber, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Allen Construction, Allen Aragon, agent for the owner, Alexander Fang, to consider Case No. 16BAR-00000-00236 for **Preliminary and Final Approval of the conversion of a 160 square foot trellis into habitable space and a new trellis of approximately 160 square feet.** The following structures currently exist on the parcel: a three story residence and attached garage of approximately 3,751 square feet. The proposed project will not require grading. The property is a 8,989 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-161-017, located at **887 Cheltenham Road** in the Mission Canyon area, First Supervisorial District (**Continued from 1-06-17**).

COMMENTS:

- Project received preliminary and final approvals with the condition, as noted on plans, that the paste-on lattice is to be removed.

ACTION: Pujo moved, seconded by Keep and carried by a vote of 6 to 0 to grant Preliminary and Final approval of 16BAR-00000-00236.

10. **17BAR-00000-00013** **Cosmoledo Trust New Residence** **Carpinteria**
(Planner not yet assigned) **Jurisdiction: Rural**
Request of Tim Morrison, agent for the owner, Cosmoledo Trust, to consider case number 17BAR-00000-00013 for **Conceptual Review of a new 7,338.9 square foot residence and a 2,238 square foot basement.** The following structures currently exist on the parcel: 2,634 square foot residence. The proposed project will require approximately 179 cubic yards of cut and 758 cubic yards of fill. The property is a 6.3 acre parcel zoned 10-R-1, shown as Assessor's Parcel Number 005-460-046 located at **711 sand point road** in the Carpinteria area, First Supervisorial District.

PUBLIC COMMENT:

Michael Porter

Deana Dongieux

COMMENTS:

- Well proportioned, acceptable architectural style on main portion of house, however, west wing is not equally developed. Restudy integration of west wing into the main house. Restudy massing of west wing to reduce sprawling nature of house which currently extends from sideyard to sideyard on the double lot.
- Landscape plan needs to be more developed and presented at a larger scale.
- Sand filled courtyard may not be acceptable in its neighborhood context. Need more information. Return with sections through the site and house and street and neighbors.

- Privacy and view issues between properties are real. Continue conversations between neighbors.
- Return for further conceptual review after further design development.

Project received review only, no action was taken. Applicant may return for Further Review. A site visit with story poles will be necessary but not before design is developed to respond to SBAR comments and subjected to another conceptual review.

11. 15BAR-00000-00074 Lloyd Sorkin Trust Demolition/New Residence Carpinteria

15CDH-00000-00017 (Nicole Lieu, Planner)

Jurisdiction: Coastal

Request of Neumann Mendro Andrulaitis Architects, Dave Mendro, architect for the owner, Lloyd Sorkin Trust, to consider Case No. 15BAR-00000-00074 for **Preliminary Approval of a new residence of approximately 5,199 square feet, garage of approximately 818 square feet, gym of approximately 535 square feet and cabana of approximately 824 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,174 square feet, garage of approximately 837 square feet, and guest house of approximately 837 square feet. The proposed project will require 50 cubic yards of cut and fill. The property is a 29,621 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-007, located at **3351 Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 5/15/15, 6/19/15, 7/24/15, and 8/14/15)

COMMENTS:

- Project received preliminary approval with the condition that the designer study the landscape plan at the streetfront.

ACTION: Blumer moved, seconded by Pujo and carried by a vote of 6 to 0 to grant Preliminary Approval of 15BAR-00000-00074.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Pujo moved, seconded by Romano, and carried by a vote of 6 to 0 that the meeting was adjourned until 9:15 A.M. on Friday, February 17, 2017 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:09 P.M.