

Attachment-12

Compiled South Board of Architectural Review Minutes (Reverse Chronological Order)

February 3, 2017

08BAR-00000-00256	O'Neil New Residence	Summerland
08CDH-00000-00040 (Nicole Lieu, Planner)		Jurisdiction: Coastal/Summerland
Request of R.E. Johnson, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for further conceptual review of a new residence of approximately 2,218 square feet. The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District. (Continued from 12/05/08, 5/08/09, 6/5/09, 1/08/16, 5/20/16, and 9/16/16)		

COMMENTS:

- **SBAR accepts height as proposed in exceedence of view corridor height limitations for good design.**
- **Project will add to the character of the area.**
- **Return with landscaping, exterior lighting, and a sample of limestone for the lighthouse.**
- **Return for preliminary/final reviews after ZA approval.**

Project received further conceptual review only, no action was taken.

September 16, 2016

08BAR-00000-00256	O'Neil New Residence	Summerland
08CDH-00000-00040 (Nicole Lieu, Planner)		Jurisdiction: Coastal/Summerland
Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for further conceptual review of a new residence of approximately 2,218 square feet. The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District. (Continued from 12/05/08, 5/08/09, 6/5/09, 1/08/16 & 5/20/16)		

COMMENTS:

- **Light house form is improved. Make it taller and study proportions.**
- **Restudy larger bay on north elevation.**
- **SBAR accepts exceedence of house above 15' height limit.**
- **Staff to return with findings for exceedence of 15' height limit of scenic overlay.**

- **Return for further conceptual/preliminary reviews.**

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

May 20, 2016

08BAR-00000-00256 **O'Neil New Residence** **Summerland**

08CDH-00000-00040 (Nicole Lieu, Planner) Jurisdiction: Coastal/Summerland
Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for further conceptual review of a new residence of approximately 2,218 square feet. The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District. (Continued from 12/05/08, 5/08/09, 6/5/09 & 1/08/16)

COMMENTS:

- **Interesting and creative design. The design has improved on its north elevation with the additional deck. Like nautical detailing.**
- **Light house could be elevated higher to confirm its iconography. Lighthouse railing will be key to the success of the design.**
- **Consider shortening eaves on first bay window on north elevation.**
- **Like the idea of a gate on the east side of the north elevation.**
- **Need clear concise drawings of what is being proposed. Return with accurate drawings and include the 15 foot height limit line.**
- **Two members have concerns about the height modification requested.**

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

January 8, 2016

08BAR-00000-00256 **O'Neil New Residence** **Summerland**

08CDH-00000-00040 (Nicole Lieu, Planner) Jurisdiction: Coastal/Summerland
Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for further conceptual review of a new residence of approximately 2,218 square feet. The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District. (Continued from 12/05/08 & 5/08/09 & 6/5/09)

Public speakers: Tom Evans, Reeve Woolpert

COMMENTS:

- **For a house that is being challenged for its height in a view corridor overlay, it attracts attention to itself rather than fitting into the site. But the SBAR understands the need for the second story to gain square footage on this small**

- lot. One member believes that a more background architecture would be preferable to this statement.
- However, other members feel that this project will become an icon along Highway 101 and it is therefore an appropriate project. From this perspective, the project needs to be a jewel.
 - Detailing is critical. Restudy flagpole and crow's nest: make more appropriate to the West coast. Consider eliminating widows walk.
 - Restudy balance in building. Consider visually separating tower from the second story mass of building:
 - Study detailing of tower. Railing should be simple and nautical to perpetuate theme.
 - Restudy roofline where first story roof extends to peak of second floor.

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

June 5, 2009

08BAR-00000-00256 **O'Neil New Residence** **Summerland**

08CDH-00000-00040 (Nicole Mashore, Planner) Jurisdiction: Coastal/Summerland

Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for further conceptual review of a new residence of approximately 2,218 square feet. The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District. (Continued from 12/05/08 & 5/08/09)

COMMENTS;

Public speakers: David Hill, Mary Holtzhauer, Berit Sten, Barbara Godley.

SBAR Comments:

- SBAR is split on its opinion on the house with some members feeling like it is too impactful on public views (height and massing) and too literal in its details (i.e., the crows nest) while others feel that the project is appropriate in its quiriness and that it does not block views more than previously.
- SBAR does not need additional information.

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

May 8, 2009

08BAR-00000-00256 **O'Neil New Residence** **Summerland**

08CDH-00000-00040 (Nicole Mashore, Planner) Jurisdiction: Coastal/Summerland

Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for further conceptual review of a new residence of approximately 2,218 square feet. The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned 7-R-1 and shown as

Assessor's Parcel Number 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District. (Continued from 12/05/08)

COMMENTS:

Public Comments: Steve Richardson, letter read into the record. Tom Evans.

SBAR Comments:

- a. **Continue to work to respond to the SBAR comments from the 12/05/08 meeting which read as follows:**
 - *Quirky design consistent with old Summerland.*
 - *Elevation drawings need to reflect the whole of the project including decks. All drawings need to be consistent.*
 - *Need to see elevation with the garage; do not show any off site elements.*
 - *Although the proposed lighthouse does add character, it will be very visible to the public. Light house should come down in height although it is critical t the whims of the architecture.*
 - *Serious concerns about the mast; one member opposed.*
 - *View corridor designation is important. Need strong evidence that impacts to views are not adverse or are mitigated. SBAR does recognize that there was once a home on the site which also blocked public views.*
 - *The house is under construction and so the massing and view impacts to views imposition area readily visible. The house appears from aerials to be well screened from the east by existing vegetation.*
 - *Planner to confirm whether flag pole needs permit.*
- b. **SBAR appreciates the general design concept. The character is appropriate.**
- c. **SBAR is concerned with View Consistency and the height of the proposed structure.**
- d. **Views need to be protected. Views of the ocean continue to diminish.**
- e. **The proposed house appears too tall. This is an extremely prominent site. The applicant should shrink the house and eliminate the deck. The tower is too bulky and the mast is too tall.**
- f. **Planner to advise SBAR on height restrictions applicable to the project.**
- g. **Screening cannot be used as a substitute for appropriate design.**
- h. **SBAR continues to request documentation that illustrates potential blockage to the horizon.**
- i. **Photo renditions should show what pre-existed, what there is now, and what is proposed to be permitted. Outline these on the photos.**
- j. **The SBAR members have already viewed the site.**
- k. **SBAR appreciates that project has been reviewed by previous boards and will review all previous minutes to ensure a smooth design review process.**

December 5, 2008

08BAR-00000-00256

O'Neil New Residence

Summerland

08CDH-00000-00040 (Selena Buoni, Planner)

Jurisdiction: Coastal/Summerland

Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for conceptual review of a new residence of approximately 2,218 square feet. The following structure currently exist on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned 7-R-1 and shown as

Assessor's Parcel Number 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District.

COMMENTS:

- a. Quirky design consistent with old Summerland.**
- b. Elevational drawings need to reflect the whole of the project including the decks. All drawings need to be consistent.**
- c. Need to see elevation without the garage; do not show any off site elements.**
- d. Although the proposed lighthouse does add character, it will be very visible to the public. Light house should come down in height although it is critical to the whimsy of the architecture.**
- e. Serious concerns about the mast; one member opposed.**
- f. View corridor designation is important. Need strong evidence that impacts to views are not adverse or are mitigated. SBAR does recognize that there was once a home on the site which also blocked public views.**
- g. The house is under construction and so the massing and view imposition are readily visible. The house appears from aerials to be well screened from the east by existing vegetation.**
- h. Planner to confirm whether flag pole needs permit.**
- i. Return for further conceptual review.**

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