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PUBLIC COMMENTS: Wendell Nichols, David Major, Paul Bradford (letter), Eric Amador (letter)

SBAR COMMENTS:

- a. Support project changes.
- b. Removal of trellis is an improvement.
- c. Architectural style is appropriate and compatible.
- d. Project shields the neighboring storage units and provides a nice buffer with semi-agricultural architectural elements.
- e. Reduced scale is supportable.
- f. Reduced grading is a positive change – less bunkering improves the site plan.

Project received review only, no action was taken. Applicant may return for Preliminary Approval after review from the PC.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Froscher moved, seconded by Keep, and carried by a vote of 5 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, September 21, 2018 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 2:32 P.M.

SOUTH BOARD OF ARCHITECTURAL REVIEW COMMITTEE MINUTES

Meeting of February 16, 2018

Page 5

9. 16BAR-00000-00154 Patterson Avenue Holdings LLC Commercial Building Santa Barbara
16DVP-00000-00013 (Mark Friedlander, Planner) **Jurisdiction: Goleta**

Request of DMHA, Edward DeVicente, architect for the owner, Patterson Avenue Holdings LLC, to consider **Case No. 16BAR-00000-00154 for Preliminary approval of an office building of approximately 7,134 square feet. The office building will be comprised of a 6,780 square foot ground floor and a 354 square foot mezzanine level. The project also includes a 23-space parking lot, a covered carport and landscaping.** No structures currently exist on the parcel. Grading of the proposed project will require 4,108 cubic yards of cut, 20 cubic yards of fill, and 4,088 cubic yards of export. The property is a 0.54-acre parcel zoned C-2 and shown as Assessor's Parcel Number 067-200-005, located at **80 North Patterson** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/02/16, 11/18/16, 1/6/17, 6/16/17 & 8/18/17)

SBAR COMMENTS:

a. Project received preliminary approval. Findings of approval are as follows:

Add actual findings

- The site is not part of the single family dwelling neighborhood that sits beyond the mini storage site located immediately north, east, and west, across Patterson, of the subject lot. The manager's unit, which is of an industrial style, is not a SFD with which this building needs to be compatible. Otherwise, the proposed building holds the corner well and screens the existing storage buildings. It also visually balances the mini storage facility west of the site across Patterson Avenue creating a good gateway solution.
- Electrical and mechanical equipment is not visible as it is located inside the building for the most part and is otherwise hidden from view in a roof well.
- Sheet A201 demonstrates a balanced composition and an appropriate use of material on all sides of the building.
- See above finding.
- This building is human scale with its varied rooflines and entry porch but also has some industrial aspects that are compatible with the storage building complex to the north, east, and west. Good transition between the industrial character of the immediate neighbor (mini storage) and SFDs in neighborhoods beyond.
- The siting, layout and grading of the project are appropriate and well designed to address the value of the site. The architects have sunk building into the site to reduce its size, bulk and scale and to preserve most of the public views over the site of the mountains from the intersection.
- There is no significant vegetation to be removed. The myoporum is invasive. The landscape looks sufficient and works with architecture. Setback and landscaping is appropriate to ensure building does not dominate corner. In addition the site benefits from CalTrans' wide landscape buffer.
- n/a
- n/a

b. Return for final with plant list and irrigation plan.

ACTION: Keep moved, seconded by Vrtiak and carried by a vote of 5 to 0 (Gilliland recused) to Grant Preliminary Approval of 16BAR-00000-00154. Applicant may return for Final full board.