

South Board of Architectural Review Minutes

May 18, 2012

10. **12BAR-00000-00070** **3282 Beach Club Drive Family Trust**
New Barn with Basement **Summerland**
11CDH-00000-00054 (Joyce Gerber, Planner) **Jurisdiction: Coastal**

Request of Mark Wryan, architect for the owner, Timothy Hocter, Trustee 3282 Beach Club Drive Family Trust, to consider Case No. 12BAR-00000-00070 for **conceptual review of a barn/meeting space/stables of approximately 5,992 square feet and storage basement of approximately 1,649 square feet**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 10.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 050-260-018, located at **2825 Padaro Lane** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- **Beach cottage and associated grading for the cottage and barn structure accepted as ex agenda items to allow SBAR to understand context for proposed barn.**
- **Beautiful cottage design. However, SBAR understands the need for the structure to be consistent with zoning. Planner to work with applicant in this regard. Otherwise, cottage is ready for preliminary review.**
- **Barn is a beautiful and interesting structure. Fits well into the site and context adjacent to cottage.**
- **Continue to develop design further and return for preliminary review.**

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

November 2, 2012

6. **12BAR-00000-00070** **3282 Beach Club Drive Family Trust**
New Residence, New Barn, and Basements **Summerland**
11CDH-00000-00054 (Errin Briggs, Planner) **Jurisdiction: Coastal**

Request of Mark Wryan, architect for the owner, Timothy Hocter, Trustee 3282 Beach Club Drive Family Trust, to consider Case No. 12BAR-00000-00070 for **conceptual review of a new residence of approximately 4,989 square feet plus attached 750 square foot garage and 500 square foot basement, an additional barn/meeting space/stables of approximately 5,992 square feet and storage basement of approximately 1,649 square feet**. No structures currently exist on the parcel. The proposed project will require 1,500 cubic yards of cut and 3,000 cubic yards of fill. The property is a 10.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 050-260-018, located at **2825 Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 5/18/12)

COMMENTS:

Public speaker: Jeff O’Neil.

SBAR Comments:

- a. **Development overwhelms the proposed three acre lot and is completely out of scale. Additionally, barn as presented is out of scale with the house and needs to be subservient: redesign.**
- b. **Location of proposed house is acceptable.**
- c. **Scale of development as proposed is too big. Return showing only the three acre lot and proposed development on that lot in its neighborhood context.**
- d. **Architecture lacks unity. Architect presented photographs of the Biltmore as an example of desired aesthetic but details, such as thickened walls, are not carried into the design. CAD drawings don’t portray Spanish colonial architecture. Iron railings should be switched to wood. Massing needs to leave lots of space around fenestration etc. Restudy to refine.**
- e. **Building, as proposed, could be anywhere. This is a great opportunity to address the ocean and put it in the architecture. Architecture needs to respect the ocean, climate, bluff top setting etc, but it needs to be less formal. Simplify and make architecture more peaceful.**
- f. **Plant palette on bluff needs to be endemic and native.**
- g. **Return with conceptual schematics of a reduced redesigned project for further conceptual review.**

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

December 7, 2012

11.	3282 Beach Club Drive Family Trust	Summerland
	12BAR-00000-00070 New Residence, Garage and Basement	Jurisdiction: Coastal
	11CDH-00000-00054 (Errin Briggs, Planner)	

Request of Mark Wryan, architect for the owner, Timothy Hctor, Trustee 3282 Beach Club Drive Family Trust, to consider Case No. 12BAR-00000-00070 for further **conceptual review of a new residence of approximately 4,989 square feet plus attached 750 square foot garage and 500 square foot basement.** No structures currently exist on the parcel. The proposed project will require 1,500 cubic yards of cut and 3,000 cubic yards of fill. The property is a 10.25 acre parcel zoned 3-E-1 and shown as Assessor’s Parcel Number 050-260-018, located at **2825 Padaro Lane** in the Carpinteria area, First Supervisorial District. **(Continued from 5/18/12 & 11/02/12)**

COMMENTS:

- a. **Mass, bulk and scale are appropriate for the area and the site.**
- b. **Architectural elevations need to be simplified to achieve one style; too many different shapes and forms as presented. Simplify more along the lines of a George Washington Smith project.**
- c. **Express thickness of walls.**
- d. **Trellis element does not match the style of the house.**

- e. Restudy tower.**
- f. Soften entire design through the use of stone and wood materials.**
- g. SBAR urges applicant to return to the Summerland BAR.**

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