# COUNTY OF SANTA BARBARA



SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of September 7, 2018

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, Alex Pujo, at 9:05 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### **COMMITTEE MEMBERS PRESENT:**

Alex Pujo John Vrtiak Laurie Romano Douglas Keep Chair

Josh Blumer Valerie Froscher Lia Marie Graham Alex Tuttle

SBAR Secretary Supervising Planner

#### **COMMITTEE MEMBERS ABSENT:**

Chris Gilliland

## **NUMBER OF INTERESTED PERSONS:**

#### **ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT: Ed Kalasky
- **II. AGENDA STATUS REPORT:** Romano moved, seconded by Keep and carried by a vote of 4 to 0 to approve the amendments to continue 16BAR-00000-00191 to the 9-21-18 meeting.
- **III. MINUTES:** Romano moved, seconded by Keep and carried by a vote of 4 to 0 to approve the Minutes of August 24, 2018 as amended.
- IV. CONSENT AGENDA:
- v. SBAR MEMBERS INFORMATIONAL BRIEFINGS:
- VI. **STAFF UPDATE:** The Planning and Development staff person will provide a brief oral report on items of general interest to the Board and members of the public, such as ordinance amendments in process or recently approved that may impact design.
- VII. CONFLICT OF INTEREST BIENNIAL REVIEW 2018
- VIII. CONSENT AGENDA:
- IX. STANDARD AGENDA:
- 9. 16BAR-00000-00154 Patterson Avenue Holdings LLC Commercial Building Santa Barbara
  16DVP-00000-00013 (Sean Stewart (805) 568-2517, Planner) Jurisdiction: Goleta
  Request of DMHA, Edward DeVicente, architect for the owner, Patterson Avenue Holdings LLC, to consider Case No. 16BAR-00000-00154 for Further Conceptual 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 & 2-16-18)

**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.

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# SOUTH BOARD OF ARCHITECTURAL REVIEW COMMITTEE MINUTES

Meeting of February 16, 2018

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### 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.