

# COUNTY OF SANTA BARBARA



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## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 5, 2007

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Robin Donaldson  
Pamela Ferguson-Ettinger  
Valerie Froscher  
Chris Roberts  
Jeremy Roberts  
Martha Gray  
Anita Hodosy  
Allen Bell

BAR Secretary  
Planner III

Santa Barbara County  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Valerie Froscher, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Robin Donaldson  
Pamela Ferguson Ettinger  
Valerie Froscher  
Chris Roberts  
Jeremy Roberts  
Martha Gray  
Anita Hodosy  
Allen Bell

BAR Secretary  
Planner III

**COMMITTEE MEMBERS ABSENT:** Board in full attendance.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15±

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None.

**II. AGENDA STATUS REPORT:** C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to:

- Continue Item C-1 06BAR-00000-00142 Elk Trust Security Kiosk and Irrigation Pond to the meeting of January 19, 2007 at the request of the applicant.
- Continue Item C-5 04BAR-00000-00349 Klentner New Residence, Attached Garage and Guest Quarters to the meeting of January 19, 2007 at the request of the applicant.
- Continued Item C-6 05BAR-00000-00140 Cohen New Residence to the meeting of February 2, 2007 at the request of the applicant.
- Continue Item #3 06BAR-00000-00172 Hollstien New Residence, Garage and Barn to the meeting February 2, 2007 at the request of the applicant.

**III. MINUTES:** Gray moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to approve the Minutes of December 8, 2006.

**IV. ELECTION OF NEW CHAIR AND VICE CHAIR:** Due to influx in morning attendance, nominations for new chair and vice chair will be rescheduled to the January 19, 2007. Valerie Froscher served as acting Chair for today's meeting.

V. **CONSENT AGENDA:**

C-1. **06BAR-00000-00142 Elk Trust Security Kiosk and Irrigation Pond Hope Ranch**  
06CDH-00000-00016 (Jim Heaton, Planner) Jurisdiction: Coastal

Request of John Eisenbeisz, agent for the owner, El Trust, to consider Case No. 06BAR-00000-00142 for **preliminary/final on consent of security kiosk of approximately 41 square feet, an irrigation pond of approximately 3,432 square feet bordered by a two-foot high cast stone wall.** The following structures currently exist on the parcel: a residence of approximately 11,743 square feet, garage of approximately 989 square feet, covered parking of approximately 707 square feet, maintenance building of approximately 813 square feet, two detached accessory structures totaling approximately 658 square feet, swimming pool and pavilion. The proposed project will require approximately 686 cubic yards of cut and no fill. The property is a 14.59 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-160-035, located at **1555 Robel Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06)

**ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to continue 06BAR-00000-00142 to the meeting of January 19, 2007 at the request of the applicant. See Agenda Status Report.**

C-2. **06BAR-00000-00180 Enea New Residence Isla Vista**  
06CDH-00000-00024 (Dan Gullett, Planner) Jurisdiction: Coastal

Request of Robert A. Wolf, architect for the owner, Robert S. Enea, to consider Case No. 06BAR-00000-00180 for **final approval on consent of a new residence of approximately 2,718 square feet and attached garage of approximately 340 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 224 cubic yards of cut and fill. The property is a .29 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-037, located at **6631 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/11/06 & 10/27/06)

**ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to grant final approval on consent of 06BAR-00000-00180.**

C-3. **06BAR-00000-00181 Enea New Residence Isla Vista**  
06CDH-00000-00025 (Dan Gullett, Planner) Jurisdiction: Coastal

Request of Robert A. Wolf, architect for the owner, Robert S. Enea, to consider Case No. 06BAR-00000-00181 for **final approval on consent of a new residence of approximately 2,718 square feet and attached garage of approximately 340 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 224 cubic yards of cut and fill. The property is a .29 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-037, located at **6631 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/11/06 & 10/27/06)

**ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to grant final approval on consent of 06BAR-00000-00181.**

C-4. **06BAR-00000-00280 Sushiya Commercial Signage Isla Vista**  
06SCC-00000-00014 (Amy Trester, Planner) Jurisdiction: Sign Ordinance

Request of Wasantha Mohottige, agent to consider Case No. 06BAR-00000-00280 for **preliminary/final approval on consent of one wall sign of approximately 18 square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 6,750 square feet. The proposed project will not require grading. The property is a 19,166.4 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-003, located at **955 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued for 12/08/06)

**ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to grant final approval on consent of 06BAR-00000-00280.**

**C-5. 04BAR-00000-00349**

**Klentner New Residence, Attached Garage and Guest Quarters** **Toro Canyon**  
05CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Brit Jewett, Burnell and Jewett Architects and architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for **further final approval of a new residence of approximately 5,851 square feet, attached garage of approximately 855 square feet, covered porches of approximately 1,399 square feet, and cabana of approximately 714 square feet.** The following structures currently exist on the parcel: a barn of approximately 2,990 square feet, stables of approximately 2,990 square feet, farm employee dwelling of approximately 4,284 square feet (all under construction; 03CDP-00000-00134 and 04CDP-00000-00058). The proposed will require approximately 3,250 cubic yards of cut and approximately 5,050 cubic yards of fill. The property is a 40 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-160-020, located at **3340 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 2/25/05 & 8/12/05 & 9/30/05 & 11/04/05 & 12/02/05 & 11/03/06 & 12/06/06)

**ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to continue 04BAR-00000-00349 to the meeting of January 19, 2007 at the request of the applicant. See Agenda Status Report.**

**C-6. 05BAR-00000-00140** **Cohen New Residence** **Toro Canyon**  
05LUP-00000-00581 (Errin Briggs, Planner) **Ridgeline: Rural**

Request of Robin Donaldson, architect for the owners, John and Marcia Cohen, to consider Case No. 05BAR-00000-00140 for **final approval on consent of a new residence of approximately 4,817 square feet and attached carport of approximately 1,172 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-230-003, located at **814 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/08/05 & 8/11/06 & 11/03/06)

**ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to continue 06BAR-00000-00142 to the meeting of February 2, 2007 at the request of the applicant. See Agenda Status Report.**

**VI. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

- ❖ SBAR Chair, Kate Dole stepped down from the SBAR.

**VII. STAFF UPDATE: None.**

**VIII. STANDARD AGENDA:**

**1. 06BAR-00000-00143** **Werner Residence Addition** **Isla Vista**  
06CDP-00000-00128 (Dan Gullett, Assigned Planner) **Jurisdiction: Design Overlay**

Request of Steve Wilson, agent for the owner, Tim Werner, to consider Case No. 06BAR-00000-00143 for **further conceptual review/preliminary approval of a residence addition of approximately 1,311 square feet and remodel of approximately 1,282 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,311 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned SR-M-1 and shown as Assessor's Parcel Number 075-212-004, located at **6593 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 7/21/06)

**ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to grant preliminary approval of 06BAR-00000-00143. Applicant to return for final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. *Dichondra* species won't last; select another ground cover.
- b. Suggestion (not required for final approval) – use concrete panels or corrugated metal siding instead of stucco on the walls.
- c. Suggestion (not required for final approval) – use permanent PVC pipe for irrigation rather than polyethylene tubing.

**Motion:** Preliminary approval granted and findings made for the requested Modification, specifically Modification would result in better design and is compatible with the neighborhood.

**Isla Vista/Goleta**

2. **06BAR-00000-00114 Evans New Residence, Carport and Garages** **Goleta**  
**06LUP-00000-00573(Pat Kelly, Assigned Planner)** **Jurisdiction: Ridgeline - Rural**

Request of Douglas Beard, architect for the owners, Scott and Julie Evans, to consider Case No. 06BAR-00000-00114 for **conceptual review/preliminary approval of a new residence of approximately 6,700 square feet with two new detached garages of approximately 630 square feet each, a new detached carport of approximately 511 square feet, an equipment area of approximately 80 square feet, solar panels of approximately 400 square feet, pool, spa and miscellaneous site walls and flatwork. An existing temporary trailer and associated septic system will be removed. In addition, two existing un-permitted accessory structures, a single-story tool shed of approximately 800 square feet and a single-story garage of approximately 525 square feet attached to an existing guest house would be permitted as part of this land use permit.** The following structures currently exist on the parcel: a guest house of approximately 800 square feet with attached garage of approximately 525 square feet, a tool shed of approximately 800 square feet and two temporary trailers to be removed. The proposed project will require approximately 1,355 cubic yards of cut and no fill with net export of approximately 1,355 cubic yards. The property is a 32.08 acre parcel zoned MT- 40 and shown as Assessor's Parcel Number 153-340-048, located at **1555 San Antonio Creek Road** in the Goleta area, Second Supervisorial District. (Continued from 6/02/06)

**ACTION:** Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to grant preliminary approval of 06BAR-00000-00114. Applicant to return for final approval. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

- a. Nine foot retaining wall on the southwest elevation is too high; instead consider using a wrought-iron railing.
- b. Suggestion (not required for final approval) – instead of a row of roses along the wall on the southwest elevation, consider using a *Ceanothus* species.

**Motion:** Preliminary approval. Return for final approval subject to a Planner's Memo.

3. **06BAR-00000-00172 Hollstien New Residence, Garage and Barn** **Goleta**  
**06LUP-00000-00813(Pat Kelly, Planner)** **Jurisdiction: Ridgeline - Rural**

Request of John Maienza, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 06BAR-00000-00172 for **preliminary approval of new residence of approximately 4,870 square feet, garage of approximately 840 square feet, barn of approximately 3,080 square feet and grading plan.** No structures currently exist on the parcel. The proposed project will require approximately 2,764 cubic yards of cut and 1,470 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-001, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06)

**ACTION:** C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to continue 06BAR-00000-00172 to the meeting of February 2, 2007 at the request of the applicant. See *Agenda Status Report*.

4. **06BAR-00000-00177 Kapustay/Ludwig Demolition/New Residence Toro Canyon**  
06CDH-00000-00034 (Deborah Kramer, Planner) **Jurisdiction: Coastal/Toro**  
Request of Keith Rivera, B3 Architects, architect for the owners, Rebecca Kapustay and David Ludwig, to consider Case No. 06BAR-00000-00177 **for a site visit of a new residence of approximately 7,793 square feet and garage of approximately 1,076 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and garage of approximately 348 square feet, both structures to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 150 cubic yards of fill. The property is a .92 acre parcel zoned SR 1 and shown as Assessor's Parcel Number 005-400-033, located at **3315 Padaro Lane** in the Toro Canyon and Carpinteria area, First Supervisorial District. (Continued from 8/11/06)  
**Project received a site visit only. Project review scheduled for further conceptual review later this same day.**
5. **06BAR-00000-00176 Nguyen New Residence Summerland**  
06CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Summerland**  
Request of Richele Mailard, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 **for a site visit of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06 & 11/03/06)  
**Project received a site visit only. Project review was scheduled later this day for further conceptual review and will have to be rescheduled due to error in the location of site poles.**

### **Mission Canyon/Santa Barbara/Hope Ranch Areas**

6. **06BAR-00000-00292 Bengtson Residence Remodel/Addition Mission Canyon**  
06LUP-00000-01050 (Jim Heaton, Planner) **Jurisdiction: Ridgeline- Urban**  
Request of AB Design Studio, agent for the owners, Dr. Vern and Hannah Bengtson, to consider Case No. 06BAR-00000-00292 **for conceptual review/preliminary approval of a residence addition of approximately 413 square feet, attached workshop of approximately 100 square feet, and exterior decks of approximately 242 square feet, and enclosure and expansion of a carport to be a detached garage of approximately 716 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,813 square feet and detached garage of approximately 397 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a .56 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-058, located at **2817 Exeter Place** in the Mission Canyon area, First Supervisorial District.  
**ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and J. Roberts absent) to grant preliminary approval of 06BAR-00000-00292. The following comments were made by the Board of Architectural Review members present for this project:**  
**COMMENTS:**  
a. **Good design overall.**  
b. **Add one or more trees to screen the non-livable understory portions of the structure.**  
c. **Glass railing is reflective and could detract from the existing quality of the structure. Use cable or some other railing material.**  
**Motion: Preliminary approval. Return for final approval on consent.**

**7. 06BAR-00000-00206 Sorensen Family Trust Residence Additions Hope Ranch**  
**06LUP-00000-00764 (Jim Heaton, Planner) Jurisdiction:**

Request of James Satzinger, architect for the owner, Sorensen Family Trust, to consider Case No. 06BAR-00000-00206 for **preliminary/final approval of a residence addition of approximately 992 square feet on the main level and 78 square feet on the upper level, partial single family dwelling demolition of approximately 288 square feet, two new garages with storage totaling approximately 1,152 square feet, guest house of approximately 788 square feet with under story meeting room of approximately 784 square feet, a gazebo of approximately 96 square feet and spa of approximately 38.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,976 square feet, pool cabana of approximately 798 square feet with a basement of approximately 798 square feet and garages with storage of approximately 980 square feet. The proposed project will require approximately 800 cubic yards of cut and approximately 305 cubic yards of fill. The property is a 4.082 acre/parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-062-019, located at **4531 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 9/22/06)

**ACTION: Ferguson-Ettinger moved, seconded by Donaldson and carried by a vote of 5 to 0 (J. Roberts absent) to grant final approval of 06BAR-00000-00206. The following comment was made by the Board of Architectural Review members present for this project:**

**COMMENT:**

- Landscaping and plant palette look good.

**Toro Canyon/Summerland/Carpinteria Areas**

**8. 06BAR-00000-00177 Kapustay/Ludwig Demolition/New Residence Toro Canyon**  
**06CDH-00000-00034 (Deborah Kramer, Planner) Jurisdiction: Coastal/Toro**

Request of Keith Rivera, B3 Architects, architect for the owners, Rebecca Kapustay and David Ludwig, to consider Case No. 06BAR-00000-00177 for **further conceptual review of a new residence of approximately 7,793 square feet and garage of approximately 1,076 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and garage of approximately 348 square feet, both structures to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 150 cubic yards of fill. The property is a .92 acre parcel zoned SR 1 and shown as Assessor's Parcel Number 005-400-033, located at **3315 Padaro Lane** in the Toro Canyon and Carpinteria area, First Supervisorial District. (Continued from 8/11/06 & 11/17/06)

**Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of February 9, 2007. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. Concerned about the visual impact of the residence as seen from the beach (south elevation).
- b. As seen from the beach, the apparent mass and bulk make the building too prominent, imposing and vertical. Several elements contribute to this effect. This is a two-story structure that extends from property line to property line. The residence is pushed forward on the lot (toward beach) as opposed to being set into the lot. The large amount of glass on the south elevation is also a significant factor.
- c. In part, the structure needs to have a stronger horizontal element.
- d. Step back the second-story to help reduce mass, break-up the glass and create a stronger horizontal element.
- e. Extend eaves/overhangs.
- f. Reduce plate heights for the central living space; 14 feet is too high. Plate heights for service areas could be reduced too.

- g. **Residence needs to be set back further on the lot at least three or four feet. This would also allow a deeper deck area on the ocean side; more usable outdoor space.**
- h. **Add landscaping along the edges to create more texture and break up the mass of the residence. The landscaping should provide some green background above the roofline as seen from the beach. The objective is to give the house the appearance of being set into the landscape.**
- i. **Return for further conceptual review.**

**9. 06BAR-00000-00176                      Nguyen New Residence                      Summerland**  
**06CDP-00000-00078 (Holly Bradbury, Planner)                      Jurisdiction: Summerland**

Request of Richele Mailard, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06 & 11/03/06)

**Project did not receive a conceptual review due to inaccurate site poling at the earlier site visit. Project will return for further conceptual review at the meeting of February 16, 2007.**

**10. 06BAR-00000-00261                      Poleshuk Residence Addition and Guest House                      Toro Canyon**  
**06CDP-00000-00117 (Deborah Kramer, Planner)                      Jurisdiction: Ridgeline - Rural**

Request of Susan Sherwin, agent for the owners, Lori and Steven Poleshuk, to consider Case No. 06BAR-00000-00261 for **preliminary approval of a residence addition of approximately 1,027 square feet and pool.** The following structures currently exist on the parcel: a residence of approximately 2,467 square feet and detached garage of approximately 532 square feet. The proposed project will require approximately 98 cubic yards of cut and approximately 85 cubic yards of fill. The property is a 1.12 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-140-046, located at **504 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/17/06)

**ACTION: Gray moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (J. Roberts absent) to grant preliminary approval of 06BAR-00000-00261. Applicant to return for final approval on consent at the meeting of February 16, 2007. The following comment was made by the Board of Architectural Review members present for this project:**

**COMMENT:**

- **Guest house was dropped from the project.**

**Motion: Preliminary approval. Return for final approval on consent with final working drawings, architectural details and color/material board.**

**11. 06BAR-00000-00148                      Oberfield New Residence                      Toro Canyon**  
**06LUP-00000-00559 (Holly Bradbury, Planner)                      Jurisdiction: Toro**

Request of Bob Klammer, architect for the owners, Mauricio Oberfield, to consider Case No. 06BAR-00000-00148 for **preliminary/final approval of a new residence of approximately 9,739 square feet.** No structures currently exist on the parcel. The proposed project will require 900 cubic yards of cut and fill. The property is a 5.012 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-011, located at **810 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District. (Continued from 7/21/06, 9/22/06 & 11/03/06)

**ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (J. Roberts absent) to grant preliminary approval of 06BAR-00000-00148. Applicant to return final approval on consent at the meeting of January 19, 2007. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. SBAR selected Option A for the west elevation, bridge portion (full windows).
- b. Proposed color of the walls is too orange; use a color that is slightly more mustard.
- c. Green color for the trim is too bright and harsh; use a different tone of green, more olive, or burgundy. Consider using beige for the shutters.
- d. Try to retain tree #26. Extend landscaping to manufactured slopes.
- e. Correct the landscape legend; some numbers do not match points on the landscape plan.
- f. Add plant numbers and sizes to landscape plan.
- g. Add service area for landscape, trash and recycling.

**Motion: Preliminary approval. Return for final approval on consent with color/material board (with stucco sample) and complete landscape plan.**

**12. 05BAR-00000-00185 (Previously 04BAR-00000-00311 McMenamin)**

**Sutherland Residence Addition and Remodel**

**Toro Canyon**

05CDP-00000-00074 (Previously 04CDP-00000-00140) (Holly Bradbury, Planner) Ridgeline: Rural Request of Susan Sherwin, agent for the owner, Toni Sutherland, to consider Case No. 04BAR-00000-00311 for **revised further conceptual of a guest house of approximately 795 square feet, understory storage room (under guesthouse) of approximately 247 square feet and new deck area of approximately 1,096 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05, 2/25/05, 4/8/05, 4/15/05 & 10/14/05)

**Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of February 16, 2007. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. Proposed railings may be different from existing railings.
- b. Stucco with dark color would be acceptable.
- c. However, the architect should work with the owners to determine the overall architectural theme for future additions or renovations and then design the current project within this theme. This approach is better than having the current project set the theme and, therefore, constraint future alterations.
- d. Return for preliminary/final approval.

**13. 06BAR-00000-00281 Sheridan Residence Addition**

**Toro Canyon**

(No Assigned Planner)

**Jurisdiction: Toro**

Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 for **conceptual review of a residential addition/alteration of approximately 1,611 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,528 square feet, garage of approximately 722 square feet and guest house of approximately 800 square feet. The proposed project will require not require grading. The property is a 10.26 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-013, located at **892 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review and a site visit on January 19, 2007. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comments:**

**Andrew Hixon (neighbor):** Read letter into record; letter form A. Hixon to William Sheridan, dated December 31, 2006.

**SBAR Comments:**

- a. SBAR does not want to define the existing grade of altered sites. However, it does have the discretion to grant exemptions to the 16-foot building height limit in the Ridgeline and Hillside Development Guidelines.
- b. SBAR will conduct a site visit with story poles to evaluate the height and mass of the proposed second-story addition. (Agent requested a special site visit at a cost of \$1,500.)
- c. Agent needs to improve/address the transition from graded areas to natural areas. Some of these areas now consist of unnatural appearing geometric shapes.
- d. Existing color of residence is too light and bright. A darker structure would be less visible. The exterior of the proposed addition and existing structure need to be dark earth-tone colors.
- e. Return for further conceptual review after site visit.

**14. 06BAR-00000-00257 Beach Club Family Trust New Residence Carpinteria  
06CDP-00000-00044 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon**

Request of James V. Coane & Associates, architect for the owners, Beach Club Family Trust, to consider Case No. 06BAR-00000-00257 for **further conceptual review of a new residence of approximately 3,179 square feet and attached garage of approximately 590 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 14,743 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-019, located at **3280 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06)

**Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comment on Agenda Items #14 and #15:**

- **Valerie Hoffman:** Applicants did not share the revised plans with the neighbors before today's meeting. Need new story poles for the revised plans. Designs still have back to neighbors. Need to reduce the mass and height. Setback issue is important; need a 25-foot setback.
- **Carolyn Callahan:** Height and mass of the structures are incompatible with the neighborhood. There is no view corridor as seen from Padaro Lane.
- **Scott Lenz:** Does not oppose houses on the two lots. However, the height and mass of the proposed houses are too large. Too much house on the lots.
- **Bob Montgomery:** Opposed to upper house. Project will affect neighbors' views. The structures are too tall and should be pulled back.
- **Derk Hunter:** Opposes project as proposed. Concerned about the size, shape and height of the structures. He did not have an opportunity to review the revised plans before today's meeting.
- **Russ White:** Opposes project as proposed. "Same elephant, different dress."
- **Sarah White:** Opposes project as proposed. Applicant has not worked with the neighbors or association.
- **Letter from Margret Baker, dated January 5, 2007:** Opposes project as proposed. The letter states that the revised plans were not available before today's meeting. She is concerned about height, setbacks on the upper lot and height and setbacks on the lower lot.
- **Letter from Derik Weston to SBAR, dated January 3, 2007.** Opposes project as proposed.

**SBAR General Comments on Agenda Items #14 and #15:**

- **SBAR insists that the agent and applicant meet and work with the homeowners association.**
- **Lower sloped roofs are an improvement.**

**SBAR Comments on Upper House:**

- Proposed atrium in the house cannot function as a view corridor.**
- There are concerns about the height of the house. There is an opportunity to dig in, nestle the structure into the site.**
- Upper lot sits higher than the surrounding lots. SBAR would like to know if fill was placed on the upper lot.**
- SBAR supports lowering the grade and tucking the garage below the house. The architect needs to work with P&D planners to determine whether this design would comply with the applicable grading policies.**
- SBAR expected that placing the garage under the house would significantly reduce the mass of the house. However, the house still feels too large.**
- As noted previously, the architecture needs to be simplified.**
- Crescent shape expands the mass of the residence; it feels like the structure extends from lot line to lot line.**
- There should be an open view corridor on the west side of the structure.**
- Architect still needs to design a house that does not present a back side to any of the neighbors (“four sided architecture”).**
- Architect needs to deal with massing and view corridors of the structures first. SBAR will then address elevations and details.**
- Return for further conceptual review.**

**15.     06BAR-00000-00259                   Beach Club Family Trust New Residence                   Carpinteria**  
**06CDP-00000-00045 (Nicole Mashore, Planner)                   Jurisdiction: Toro Canyon**

Request of James V. Coane & Associates, architect for the owners, to consider Case No. 06BAR-00000-00259 for **further conceptual review of a new residence of approximately 2,992 square feet and with attached garage of approximately 487 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 40 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 17,440.32 square foot parcel zoned 8-R-1 and shown as Assessor’s Parcel Number 005-390-021, located at **3270 Beach Club Road** in the Carpinteria area, First Supervisorial District. *(Continued from 11/17/06)*

**Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comment on Agenda Items #14 and #15:**

- **See #14 above.**

**SBAR General Comments on Agenda Items #14 and #15:**

- See #14 above.**

**SBAR Comments on Lower House:**

- Corner of the house should not appear to be on the edge of the slope.**
- Consider pushing structure back.**
- SBAR needs elevations. The applicant’s documentation was not sufficient for SBAR to reach conclusions on design.**
- Return for further conceptual review.**

*There being no further business to come before the Board of Architectural Review Committee,*

***Committee Member Pamela Ferguson-Ettinger moved, seconded by Jeremy Roberts, and carried by a vote of 4-0 to (Robin Donaldson and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, January 19, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 6:00 P.M.