



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 8, 2010

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, Will Rivera, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Will Rivera	Chair
Jeremy Roberts	Vice Chair
Martha Gray	
Glen Morris	
Lane Goodkind	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Steve Willson and Jeff Yardy

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

- II. AGENDA STATUS REPORT:** Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Willson and Yardy absent) to:
- *Continue Item No. 10 08BAR-00000-00187 Lopez Residence Addition to the meeting of January 22, 2010 at the request of the applicant.*
 - *Push Item No. 12 09BAR-00000-00199 Atterbury New Residence to the 2:00 hour at the request of the applicant.*

III. MINUTES: Morris moved, seconded by Gray and carried by a vote of 4 to 0 (Willson, Yardy absent, Goodkind abstains) to approve the Minutes of December 18, 2009 as revised.

IV. CONSENT AGENDA:

- C-1. 09BAR-00000-00176 Carty Garage Addition Mission Canyon**
09LUP-00000-00466 (Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Timothy M. Steele, agent for the owner, Jones Trust, to consider Case No. 09BAR-00000-00176 for **final approval on consent of a garage addition of approximately 900 square feet.** The following structures currently exist on the parcel: residence of approximately 1,796 square feet and an accessory structure of approximately 947 square feet. Less than 50 cubic yards of cut and fill be required. The property is a 0.9 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-330-029, located at **1340 Tunnel Road** in the Mission Canyon area, First Supervisorial District. (Continued from 12/04/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Willson and Yardy absent) to grant final approval on consent of 09BAR-00000-00176.

- C-2. 09BAR-00000-00160 Scharin/Mays Residence Addition Hope Ranch**
09LUP-00000-00417 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Lee Geisler, agent for the owners, Johan Scharin and Pamela Mays, to consider Case No. 09BAR-00000-00160 for **final approval on consent of a residence addition of approximately 1,352 square feet.** The following structure currently exists on the parcel: a two story residence of approximately 2,690 square feet. The proposed project will not require grading. The property is a 1.97 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-038, located at **4161 Vieja Drive** in the Hope Ranch area, Second Supervisorial District.
(Continued from 10/23/09, 12/04/09 & 12/18/09)
- ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Willson and Yardy absent) to grant final approval on consent of 09BAR-00000-00176.**
- C-3. 08BAR-00000-00275 Lucovsky Remodel and New Garage Toro Canyon**
08CDH-00000-00045 (Nicole Mashore, Planner) **Jurisdiction: Toro/Coastal**
08VAR-00000-00005
Request of Mary Andrulaitis, architect for the owners, Mark and Cindy Lucovsky, to consider Case No. 08BAR-00000-00275 for **final approval on consent of a new garage of approximately 235 square feet, interior remodel of an existing detached bath and laundry and partial exterior door and window changes to the main residence. The project includes a request for a Variance to the required front yard setback.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and detached bath/laundry area of approximately 73 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a .23 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-021, located at **3605 Padaro Lane** in the Toro Canyon area, First Supervisorial District.
(Continued from 1/30/09 & 12/18/09)
- ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Willson and Yardy absent) to grant final approval on consent of 08BAR-00000-00275.**
- C-4. 09BAR-00000-00170 Richards Residence Remodel Hope Ranch**
09LUP-00000-000450 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of William Wolf, Pacific Arc Inc. Architects, architect for the owners, Edmund and Ann Richards, to consider Case No. 09BAR-00000-00170 for **preliminary/final approval on consent of additions of approximately 867 square feet to the existing single family dwelling and interior and exterior alterations, demolition of an existing stable and construction of a new guesthouse of approximately 309 square feet, a new trellis patio cover of approximately 250 square feet, new pool and spa, new entry gates, driveway alterations, and grading of approximately 48 cubic yards.** The following structures currently exist on the parcel: a two story residence of approximately 3,100 square feet and stable of 298 square feet. The property is a 1.63 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-032-018, located at **915 Via Rosita** in the Hope Ranch area, Second Supervisorial District.
(Continued from 11/06/09, 11/20/09, 12/04/09 & 12/18/09)
- ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Willson and Yardy absent) to grant preliminary/final approval on consent of 09BAR-00000-00170.**
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.**
- VI. STAFF UPDATE: None.**
- VII. ELECTION OF SBAR CHAIR AND VICE CHAIR:**
Gray moved, seconded by Morris and carried by a vote of 5 to 0 (Willson and Yardy absent) to approve the nomination of Will Rivera as 2010 Chair and Jeremy 2010 as Vice Chair of Santa Barbara Board of Architectural Review.
- VIII. INTRODUCTION OF NEW SBAR MEMBER: SBAR welcomed Lane Goodkind, Landscape Architect, representing the Second District.**

IX. STANDARD AGENDA:

Isla Vista/Goleta

- 1. 08BAR-00000-00001 Singh As-Built Storage Building Isla Vista**
08CDP-00000-00002 (J. Ritterbeck, Planner) Jurisdiction: Ocean

Request of W. David Winitzky, architect for the owners, Viran Singh, to consider Case No. 08BAR-00000-00001 for **preliminary/final approval of an as-built storage building of approximately 1,368 square feet.** The following structures currently exist on the parcel: restaurant of approximately 1,267 square feet and kitchen annex also used for storage of approximately 448 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-005, located at **6576 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 2/01/08 & 9/11/09)

COMMENT:

- **Project received preliminary and final approvals as revised at the hearing.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Willson and Yardy absent) to grant preliminary/final approval of 08BAR-00000-00001.

- 2. 09BAR-00000-00179 Nolasco Garage Conversion Santa Barbara**
09LUP-00000-00495 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Esteban Solis, agent for the owner, Roberto Nolasco, to consider Case No. 09BAR-00000-00179 for **further conceptual review/preliminary approval of the conversion of the existing garage of approximately 464 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 1,476 square feet and an attached garage of approximately 464 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-352-003, located at 4883 Kodiak Ave. in the Santa Barbara area, Second Supervisorial District. (Continued from 12/04/09 & 12/18/09)

COMMENTS:

- The project is much improved through constructive responses to SBAR comments.**
- Project received preliminary approval with the condition that new windows should all match, including windows on east elevation where breakups are needed.**
- SBAR advised that one tankless water heater may not be adequate for the project.**
- Return for final review on consent.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Willson and Yardy absent) to grant preliminary of 09BAR-00000-00179. Applicant to return for final approval on consent at the January 22, 2010 meeting.

- 3. 09BAR-00000-00180 Tziouvaras Additions Santa Barbara**
09LUP-00000-00497 (Kimberley McCarthy, Planner) Jurisdiction: Goleta

Request of Peter J. Ehlen, architect for the owners, Paul and Vivi Tziouvaras, to consider Case No. 09BAR-00000-00180 for **further conceptual review/preliminary approval of an addition of approximately 722 to the existing residence and an addition of approximately 260 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 3,120 square feet and a detached garage of approximately 555 square feet. The proposed project will require approximately 90 cubic yards of cut and no fill. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-430-026, located at **1009 Via Los Padres** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/04/09)

COMMENTS:

- a. **SBAR appreciates alternative window studies. Upon review, windows as proposed are acceptable.**
- b. **S tiles are generally not desirable, but in this case will be hidden from public view and therefore are acceptable in this application.**
- c. **The proposed project is a big improvement over existing conditions.**
- d. **Project received preliminary approval.**
- e. **Return for final on consent with architectural details, materials and color board, lighting specs, etc**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Willson and Yardy absent) to grant preliminary approval of 09BAR-00000-00180. Applicant to return for final approval on consent at the meeting of January 22, 2010.

4. 09BAR-00000-00173 Seegert New Garage/Workshop Santa Barbara
09LUP-00000-00454 (Kimberly McCarthy, Planner) Jurisdiction: Ridgeline - Urban

Request of Chris Seegert, owner, to consider Case No. 09BAR-00000-00173 for **further conceptual review and preliminary approval of a new garage/workshop of approximately 1,421 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,178 square feet. The proposed project will require approximately 196 cubic yards of cut and fill. The property is a 0.36 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-041-062, located at **974 N. La Cumbre** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/20/09)

COMMENTS:

- a. **Good job with redesign elements; project works much better now.**
- b. **Applicant to check code requirements re., interior dimensions of garage.**
- c. **Consider ground plane treatment under breezeway and return with ideas.**
- d. **Roof is a bit convoluted but appears to work with the existing house.**
- e. **Maintain a minimum distance of 15 feet between any bottlebrush and the structures due to fire hazard.**
- f. **Return with a landscape planting plan drawn with mature canopy dimensions. Note purposes of plantings. Use drought tolerant, Mediterranean plant materials.**
- g. **Return for preliminary/final review before the full board with all architectural construction details, materials and light fixtures.**

Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of January 22, 2010.

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. 09BAR-00000-00190 Ingram/Nelson Residence Santa Barbara
09LUP-00000-00490 (Kimberly McCarthy, Planner) Jurisdiction: Ridgeline - Urban

Request of Carl Schneider, architect for the owners, Janice Ingram and Lorraine Nelson, to consider Case No. 09BAR-00000-00190 for **conceptual review/preliminary approval of a new residence of approximately 3,676 square feet.** The following structure currently exists on the parcel: residence of approximately 2,563 square feet (to be demolished). The proposed project will require approximately 45 cubic yards of cut and no fill. The property is a 0.55 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-252-004, located at **1428 Camino Meleno** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- **Consider enlarging pilasters and articulating eave details at south elevation in front of nana door/wall and at gable; the idea would be to reflect the old Spanish vocabulary rather than a contemporary vocabulary as shown.**
- **Wainscot adds a layer of detail that is unnecessary. Quiet style down to more authentic detailing.**
- **Reexamine proportions of entry tower and fixtures.**

- **Establish a hierarchy of heights in respect to the towers.**
 - **Would prefer use of two piece tile on roof.**
- Return with landscape plan that reflects the proposed architecture. Draw existing and proposed new plants into elevations.**

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

6. 09BAR-00000-00195

Cooper Residential Addition/Garage

Mission Canyon

09LUP-00000-00525 (Julie Harris, Planner)

Jurisdiction: Mission Canyon

Request of Vadim M. Hsu, architect for the owners, Greg and Lenor Cooper, to consider Case No. 09BAR-00000-00195 for **conceptual review of a residence addition of approximately 414 square feet and new attached garage/utility room of approximately 580 square feet to residence 'B'**. The following structures currently exist on the parcel: four residences (A (southeast) - approximately 538 square feet with attached carport of approximately 183 square feet, B (southwest and subject of this addition) – approximately 774 square feet with detached carport (to be demolished) and attached one-car carport of approximately 288 square feet (to remain), C (northwest) - approximately 836 square feet with a detached carport of approximately 783 square feet and attached carport of approximately 207, and D (northeast) – approximately 825 square feet with attached carport of approximately 216 square feet. Residence B will be designated the primary residence of the parcel while the other three will remain nonconforming. The proposed project will not require grading. The property is a 0.63 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 023-223-011, located at **2780 Puesta Del Sol** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

Public speaker: Nancy Bertilson

SBAR Comments:

- **Fine job with architecture.**
- **Quirky little original structure and good design resolution of addition.**
- **Return for preliminary/final review before the full board.**

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

7. 09BAR-00000-00196 Gruel As-Built Garage Conversion/Addition Mission Canyon

09LUP-00000-00507 (Brian Banks, Planner)

Jurisdiction: Mission

Request of Syndi Souter, agent, Tony Xiques, architect, for the owner, Julie Gruel, to consider Case No. 09BAR-00000-00196 for **conceptual review of an as-built garage conversion of approximately 786 square feet with a residential addition of approximately 60 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,486 square feet and four storage sheds of approximately 120 square feet. The proposed project will not require grading. The property is a 15,246 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 067-050-016, located at **5130 Cathedral Oaks Road** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- **No design concerns.**
- **Return for preliminary/final review before the full board with a planner memo.**

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

- 11. 09BAR-00000-00194 Macaluso Garage/Workshop Hope Ranch**
09LUP-00000-00498 (No Assigned Planner) **Jurisdiction: Ridgeline-Urban**
Request of Marsha Zilles, architect, for the owner, Nick Macaluso, to consider Case No. 09BAR-00000-00194 for **conceptual review of a new two story detached garage/workshop of approximately 968 net square feet and 123 gross square feet of exterior stair.** The following structure currently exists on the parcel: residence of approximately 1,204 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 0.623 acre parcel zoned 1.5 EX-1 and shown as Assessor's Parcel Number 063-043-016, located at **4025 Lago Drive** in the Hope Ranch area, Second Supervisorial District.
- COMMENTS:**
- **Project is acceptable and contextual.**
 - **Submit application for LUP then return for preliminary/final reviews before the full board with a planner memo.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval.**
- 12. 09BAR-00000-00199 Atterbury Residence Hope Ranch**
09LUP-00000-00519 (Nicole Mashore, Planner) **Jurisdiction: - Ridgeline - Urban**
Request of Bob Easton, architect for the owners, Harry and Wendy Atterbury, to consider Case No. 09BAR-00000-00192 for **conceptual review/preliminary/final approval of a previously approved residence of approximately 3,944 square feet, garage of approximately 790 square feet and guest house of approximately 585 square feet.** The following structures currently exist on the property: residence of approximately 1,850 square feet and attached garage of approximately 440 square feet. The proposed project will require approximately 650 cubic yards of cut and 225 cubic yards of fill. The property is a 1.11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 063-096-006, located at **1050 Monte Drive** in the Hope Ranch area, Second Supervisorial District.
- ACTION: Morris moved, seconded by Roberts and carried by a vote of 4 to 0 (Willson, Yardy absent, Gray abstains) to grant preliminary/final approval of 09BAR-00000-00199.**
- 13. 09BAR-00000-00197 Crocker Residence Additions Mission Canyon**
09LUP-00000-00509 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline – Urban**
Request of Joaquin Ornelas, agent for the owners, Dave and Lucille Crocker, to consider Case No. 09BAR-00000-00197 for **conceptual review of a residence addition of approximately 3,131 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and an accessory structure of approximately 352 square feet. The proposed project will require approximately 267 cubic yards of cut and no fill. The property is a 1.009 acre parcel zoned A-1 and shown as Assessor's Parcel Number 021-010-049, located at **2010 Las Canoas Road** in the Mission Canyon area, First Supervisorial District.
- COMMENTS:**
- a. **Much improved from previous submittal.**
 - b. **Second story window at west elevation adjacent to corner should be removed; too close to corner thereby denying impression of thick walls typical to the style of the house.**
 - c. **Accessory structure materials and details should match the SFD.**
 - d. **Thicken walls prominent to the front. Eliminate proposed trim detail.**
 - e. **Consider reducing paving.**
 - f. **Return for preliminary review.**
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval.**

14. 09BAR-00000-00205 Budinger Demolition/New Residence Hope Ranch
09LUP-00000-00524 (No Assigned Planner) Jurisdiction: Ridgeline-Urban

Request of Rick Jeffrey, agent and Jorge Machin, architect for the owner, Susan Budinger, to consider Case No. 09BAR-00000-00205 for **conceptual review of a new residence of approximately 6,682 square feet, (demolition of existing residence of approximately 4,643.33 square feet,) new garages of approximately 1,273 and attached accessory structure of approximately 3,133 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,643.33 square feet, pool house and garage. The proposed project will require approximately 4,100 cubic yards of cut and approximately 1.078 cubic yards of fill. The property is a 1.85 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-022-007, located at **4410 Via Esperanza** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- a. **Generally architecture is fine but siting and grade elevations are problematic.**
- b. **Finished floor of house appears to be too high. Proposal is a flatland house on a hillside lot. Project fights the contours at the pool and site walls. Interior courtyard would be more useable if it were at the level of the house. Restudy siting/grading.**
- c. **Heights of site walls are of concern as they appear to be visible from the street. Will need to see the site prior to further conceptual; stake and flag site walls and ridgeline of house as shown on marked up plan.**
- d. **Return with original concept sketches of design elevations; seems to be a disconnect between elevations and photos.**
- e. **Nice landscape palette.**

Project received conceptual review only, no action was taken. Applicant to return for a site visit and further conceptual review at the meeting of January 22, 2010.

15. 09BAR-00000-00016 Lertchareonyong Residence Addition Mission Canyon
09LUP-00000-00031 (J. Ritterbeck, Planner) Jurisdiction: Mission

Request of Sakdinun Byrd Chamnarnmoh, agent for the owner, Pawapun Lertchareonyong, to consider Case No. 09BAR-00000-00016 for **further conceptual review/preliminary approval of residence addition of approximately 1,075 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,525 square feet and storage shed of approximately 120 square feet. The proposed project will not require grading. The property is a 23,523 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-012, located at **2757 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/09 & 10/09/09)

COMMENTS:

- a. **Architect has addressed all architecture comments to date.**
- b. **Need a landscape plan, including plant palette and irrigation. Proposed lawn will kill the existing oaks: eliminate.**
- c. **Confirm direction of drainage from new impervious surfaces. Show rain gardens or other LID (low impact development) measures to detain stormwater on site.**
- d. **Reconsider use of vine as it will damage wall.**
- e. **Correct wall pauche as previously directed.**
- f. **Return for preliminary review.**

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval at the meeting of January 22, 2010.

Toro Canyon/Summerland/Carpinteria Areas

16. **09BAR-00000-00193** Tessada Residence/Garage/Guesthouse/Cabana Toro Canyon
(No Assigned Planner) **Jurisdiction: Ridgeline-Rural**

Request of Don Nulty, architect for the owner, Enrique Tessada, to consider Case No. 09BAR-00000-00193 for **conceptual review of single family dwelling of approximately 4,910 square feet with attached 4-car garage of approximately 971 square feet, basement of approximately 1,107 square feet, guesthouse of approximately 799 square feet, and cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 839 square feet, storage building of approximately 228 square feet, and shed of approximately 96 square feet. The proposed project will require approximately 200 cubic yards of cut (575 cubic yards cut for basement excavation) and approximately 600 cubic yards of fill. The property is a 3023 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-041, located at **3090 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

Public speakers: Paul Recsei, Gilbert Pitnay, Janice Yoshida

SBAR Comments:

- a. **Handsome house, well executed and appropriate to the rural setting.**
- b. **Appreciate low slung nature of primarily single story structure. Higher ceiling in living room is appropriate.**
- c. **Some concern about the amount of glazing on the south elevation, especially in regard to nighttime lighting; restudy.**
- d. **Restudy proportions of arch at kitchen.**
- e. **Minimize site walls at south elevation.**
- f. **Return for preliminary review with a landscape plan.**

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

17. **09BAR-00000-00186** Summerland Market Exterior Alterations Summerland
(Kimberly McCarthy, Planner) **Jurisdiction: Summerland**

Request of Jim Feinberg, agent for the owner, Rose Robinson Trust, to consider Case No. 09BAR-00000-00186 for **conceptual review/preliminary/final approval of exterior alterations, including faux chimney and change to approved lighting fixtures above gas pumps.** The following structures currently exist on the parcel: market and gas pumps of approximately 2,500 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District.

COMMENT:

- **May allow chimney to be set at a height of 6 ½ feet in exchange for beautiful lighting approved by the Summerland ARC. Return with options.**

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

18. **09BAR-00000-00129** Ornstein Residence Partial Demolition/Addition Toro Canyon
09CDH-00000-00014 (Allen Bell, Planner) **Jurisdiction: Toro**

Request of Mat Gradius, agent for the owners, Robert Ornstein and Barbara Savage, to consider Case No. 09BAR-00000-00129 for **preliminary/final approval of a partial demolition of approximately 194 square feet of an existing residence, addition to the first floor of approximately 831 square feet, second story addition of approximately 646 square feet and conversion of a carport/storage structure of approximately 154 square feet to a guest house of approximately 303 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,451 square feet and carport/storage structure of approximately 303 square feet. The proposed project will require approximately 40 cubic yards of cut and fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-012, located at **2960 Torito Road** in the Toro Canyon area, First Supervisorial District. (Continued from 8/14/09 & 9/11/09)

COMMENT:

- **Project received preliminary/final approvals with the understanding that the project will employ the adobe brick presented at the hearing and not the materials shown in the Xerox.**

ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 5 to 0 (Willson and Yardy absent) to grant preliminary/final approval of 09BAR-00000-00129.

19. 09BAR-00000-00135

Siegel/Durham Demolition and Rebuild of Deck and Accessory Structure Carpinteria

09CDH-00000-00019 (J. Ritterbeck, Planner)

Jurisdiction: Coastal

Request of Donald W. Schmitz, II, AICP, architect for the owners, Robert Siegel & Scott Dunham c/o Schmitz & Associates, Inc., to consider Case No. 09BAR-00000-00135 for **preliminary/final approval of the demolition and reconstruction of existing deck of approximately 339 square feet and existing storage structure of approximately 400 square feet with associated minor improvements including pergola of approximately 289 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,421 square feet, storage building of approximately 400 square feet, garage of approximately 822 square feet, deck with sitting area of approximately 339 square feet and eight foot tall wind wall. The proposed project will not require grading. The property is a .28 acre parcel zoned 8R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria area, First Supervisorial District.

(Continued from 9/11/09)

COMMENTS:

- a. It is unfortunate the project was built without permits.**
- b. Shape of wind wall is inconsistent with house regardless of its sheathing in materials to match.**
- c. Planter box is unacceptable solution to the problem of screening the wind wall from public view.**
- d. Randomly integrate boulders with site appropriate plants to screen wind wall.**
- e. Plant materials must be suitable to sand environment and should be native.**
- f. Return for preliminary/final review before the full board.**

Project was continued for further review, no action was taken. Applicant to return for preliminary/final approval at the meeting of January 22, 2010.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Jeremy Roberts, and carried by a vote of 5 to 0 (Steve Willson and Jeff Yardy absent) that the meeting was adjourned until 9:00 A.M. on Friday, January 22, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:00 P.M.