

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW UPDATED APPROVED MINUTES Meeting of January 14, 2005

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	Co-Vice Chair	Engineering Building, Room 17
James King	Co-Vice Chair	123 East Anapamu Street
Bethany Clough		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Valerie Froscher		
Greg Ravatt		
Chris Roberts		
Anita Hodosy	BAR Secretary	
Peter Imhof	Planner III	

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Robin Donaldson, at 9:10 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Robin Donaldson	Chair
Kate Dole	Co. Vice Chair
James King	
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Greg Ravatt	
Chris Roberts	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: None.

REPORTERS: None in attendance:

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Froscher and Ravatt absent) to:

- Continue Item # 6 04BAR-00000-00304 Root Residence Addition until notified at the request of the applicant.
- Continue Item # 8 Klopp Appeal to the meeting of February 25, 2005 at the request of the applicant.
- Continue Item # 9 04BAR-00000-00309 County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas to the meeting of February 11, 2005 at the request of Planning and Development.
- Continue Item # 14 04BAR-00000-00253 Leshner and Liao New Residence and Guest House to the meeting of February 11, 2005 at the request of the applicant.
- Continue Item # 15 04BAR-00000-00196 Ruben Residence Addition and Remodel to the meeting of February 25, 2005 at the request of the applicant.

III. MINUTES: Donaldson moved, seconded by Clough and carried by a vote of 4 to 0 to 1 (King, Froscher and Ravatt absent, Roberts steps down) to approve the Minutes of December 17, 2004.

IV. ELECTION OF NEW CHAIR AND CO VICE CHAIRS:

Kathryn Dole moved, seconded by Chris Roberts and carried by a vote of 7 to 0 (Greg Ravatt absent) to elect Robin Donaldson BAR Chair.

Bethany Clough moved, seconded by Valerie Froscher and carried by a vote of 7 to 0 (Greg Ravatt absent) to elect Kathryn Dole 1st Co. Chair.

Robin Donaldson moved, seconded by Pamela Ferguson-Ettinger and carried by a vote of 7 to 0 (Greg Ravatt absent) to elect James King 2nd Co. Chair.

V. CONSENT AGENDA:

**C-1. 04BAR-00000-00031 Kenyon New Residence Isla Vista
04CDH-00000-00005/04MOD-00000-00008 (Adrienne Domas, Planner) Ridgeline: N/A**

Request of Eric Swenumson, architect for the owners, John and Maud Kenyon, to consider Case No. 04BAR-00000-00031 **for revised final approval on consent for revision to garage door design of a new residence of approximately 1,938 square feet and two car garage of approximately 359 square feet and a setback Modification to allow a 1.5 foot encroachment into the side yard setback.** The following structures currently exist on the parcel: a residence of approximately 683 square feet. The proposed project will require approximately 14 cubic yards of cut and no fill. The property is a 6,337 square foot parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-223-015, located at **6519 Del Playa Drive in the Isla Vista area**, Third Supervisorial District. (Continued from 2/27/04 ,3/26/04,5/28/04 & 7/09/04)

ACTION: Clough moved, seconded by Donaldson and carried by a vote of 5 to 0 (King, Froscher and Ravatt absent) to grant final approval on consent of 04BAR-00000-00031.

**C-2. 04BAR-00000-00109 Powell Residence Remodel and Addition Toro Canyon
04LUP-00000-00494 (Lisa Martin, Planner) Ridgeline: Rural**

Request of Joe Ballentyne, agent for the owners, Larry and Jennifer Powell, to consider Case No. 04BAR-00000-00109 for **final approval on consent of a remodel and addition of approximately 2,400 square feet to an existing residence and addition of approximately 600 square foot to the garage.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and garage of approximately 600 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. The property is a .46 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-024, located at **244 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/25/04, 7/30/04, 8/13/04, 9/10/04 & 12/17/04)

ACTION: Clough moved, seconded by Donaldson and carried by a vote of 5 to 0 (King, Froscher and Ravatt absent) to grant final approval on consent of 04BAR-00000-00109.

VI. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VII. STAFF UPDATE:

VIII. STANDARD AGENDA:

Santa Maria/Santa Ynez/Los Olivos/Solvang/Los Alamos Areas

- 1. 04BAR-00000-00302 Ward New Mixed Use Building Orcutt**
04LUP-00000-01219 (Megan Lowery, Planner) Ridgeline: N/A
- Request of Francisco Martinez, agent for the owners, Earl G. Ward and Dustin Ward, to consider Case No. 04BAR-00000-00302 for **conceptual review of a new mixed use building with lower floor for commercial use of approximately 4,000 square feet and upper floor for three apartment units each of approximately 1,197 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 14 cubic yards of cut and approximately 517 cubic yards of fill. The property is a 7,000 square foot parcel zoned OTR 14/GC and shown as Assessor's Parcel Number 105-101-005, located at **340 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
Jim King recused himself
Orcutt Board has given preliminary approval.
- BAR Comments:**
- **Brick wainscoting: use real brick, or other material (e.g., wood wainscot), not cultured veneer.**
 - **Check: Wall may need to extend to front property line at sides of building to comply with fire code.**
 - **Rear parking area: add planting, e.g., tree pockets, landscaping along trash area, parking spaces.**
 - **Selection of light post is important. Should feed into style of building.**
 - **Add appropriate gates to trash area.**
 - **Design will add to community character. Adding a tree on both sides of building at street will enhance overall design.**
 - **Front entrance: consider stamped, tongue-and-groove concrete paving**
 - **Return preliminary/final full board with planner letter, original color board, architectural details. - On final plans, include exterior details for an exterior shell, including banding, parapet, window, door and sill. Provide landscape plan.**
- 2. 04BAR-00000-00272 Bradshaw Residence Addition and New Deck Santa Ynez**
04LUP-00000-01084 (Florence Trotter-Cadena, Planner) Ridgeline: Rural
- Request of F. Evans Jones, architect for the owners, Mr. and Mrs. Bradshaw, to consider Case No. 04BAR-00000-00272 for **preliminary/final approval of a residence addition of approximately 750 square feet and a deck of approximately 860 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,070 square feet. The proposed project will not require grading. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 133-170-030, located at **3275 E. Oak Trail Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 11/19/04)
- ACTION: King moved, seconded by Ferguson-Ettinger and carried by a vote of 7 to 0 (Ravatt absent) to grant final approval of 04BAR-00000-00272. No additional comments were made by the Board of Architectural Review members present for this project.**

3. **05BAR-00000-00004 Sprint PCS New Cellular Facility Bell Tower Orcutt**
04CUP-00000-00034(Nicole Horn, Planner) Ridgeline: N/A
Request of Tricia Knight, AFL Communications, agent for the owners, Sprint PCS, to consider Case No. 05BAR-00000-00004 for **conceptual review/preliminary approval of a cellular facility disguised as a bell tower of approximately 50 feet in height adjacent to the existing Saint Louis de Monfort Church.** The proposed project will require minimal grading. The property is a 1.23 acre parcel zoned PI and shown as Assessor's Parcel Number 103-200-044, located at **1190 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

ACTION: Donaldson moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt absent) to grant preliminary approval of 05BAR-00000-00004. No further comments were made by the Board of Architectural Review members present for this project.

4. **04BAR-00000-00308 Clary New Agricultural Support Building Santa Maria**
04LUP-00000-01238 (Megan Lowery, Planner) Ridgeline: Rural
Request of David and Lillian Clary, owners, to consider Case No. 04BAR-00000-00308 for **conceptual review/preliminary/final approval of a new agricultural support building of approximately 720 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,400 square feet. The proposed project will require approximately 74 cubic yards of cut and approximately 68 cubic yards of fill. The property is a 40 acre parcel zoned 40-U and shown as Assessor's Parcel Number 131-210-011, located at **2988 Tepusquet Road** in the Santa Maria area, Fifth Supervisorial District.

ACTION: Dole moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt absent) to grant final approval of 04BAR-00000-00308. The following conditions were made by the Board of Architectural Review members present for this project.

CONDITIONS:

- **Roof color may need to be darker ("desert sand").**
- **Wall color (Sage) is acceptable.**
- **Final approval.**

5. **04BAR-00000-00210 Hubbard and Stauffer Residential Remodel/Addition Buellton**
04LUP-00000-00849 (Megan Lowery, Planner) Ridgeline: Rural
Request of Douglas Jernberg, agent for the owners, Rick Hubbard and Judi Stauffer, to consider Case No. 04BAR-00000-00210 for **further conceptual review of an addition of approximately 1,722 square feet to an existing residence.** The following structures currently exist on the parcel: a residence and garage of approximately 2,966 square feet, barn of approximately 1,200 square feet and a barn of approximately 1,850 square feet. The proposed project will require approximately 42 cubic yards of cut and no fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-043-037, located at **1610 Cougar Ridge Road** in the Buellton area, Third Supervisorial District. (Continued from 9/10/04 & 10/29/04)

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

COMMENTS:

- **Height exemption is required for present design. BAR has question regarding to how to apply height exemption to existing, legal nonconforming structures that exceed height limits.**
- **BAR supports returning to use of hip roof on addition design. Hip roof on addition would reduce visual impact.**
- **Lower pitch on addition roof to 4-in-12 to lower roof height.**
- **With noted changes, a height exemption in interest of good design (Sec. 35-292b.3.2) is supportable.**
- **Return for preliminary/final.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **04BAR-00000-00304** **Root Residence Addition** **Mission Canyon**
04LUP-00000-01218 (Amy Trester, Planner) **Ridgeline: Urban**
Request of Lee Smith, agent for the owner, David Root, to consider Case No. 04BAR-00000-00304 for **conceptual review of an addition of approximately 891 square feet to an existing residence.** The following structures currently exist on the parcel: a residence and garage. The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a 7,360.5 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-150-011, **located at 986 Cheltenham** in the Mission Canyon area, First Supervisorial District.

ACTION: Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Froscher and Ravatt absent) to continue 04BAR-00000-00304 until notified at the request of the applicant. See Agenda Status Report.

7. **03BAR-00000-00153** **Miller New Residence** **Mission Canyon**
04LUP-00000-00278 (Robert Dostalek, Planner) **Ridgeline: Urban**
Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual review/preliminary approval of a new residence of approximately 9,570 square feet, garage of approximately 1,533 square feet and basement of approximately 1,935 square feet. The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet.** The proposed project will require approximately 3,610 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03 & 9/19/03 & 12/17/04) *Please note there have been changes made in grading amounts.*

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

COMMENTS:

- **The architectural program is over-ambitious for the very constrained, exposed ridgeline setting. As proposed, the house would dominate the ridge and results in a massive structure that overpowers the sensitive site. A bigger attempt must be made to build in context of environment, i.e. clustered structures with open space.**
- **The proposed house will be highly visible. At almost 12,000 square feet, it is at least twice as big as any nearby structure is too large for the site.**
- **Maximization of building footprint results in loss of avocado trees as screening and hurts opportunities for other landscaping, berming, and screening.**
- **Building design should engage the site and hillside setting and integrate itself into the very narrow ridge topography of the site. As designed, the basement and graded pad will impact site and have a radical effect on the hillside. The current design is better suited to flat site.**
- **For this project, the small highly visible buildable area of the proposed building pad overrides the importance of the overall size of the site.**
- **The unbroken, two-story roof ridge contributes to the massive appearance of the structure. Roof should be made to step, so that second-story is significantly smaller in area than first-floor.**
- **The building is also too linear, creating an overly flat facade.**
- **Site visit was helpful for BAR to fully understand the impact of the project on the site.**
- **Quality of architectural detailing is on track.**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. Appeal Klopp Appeal of Pryko New Residence Goleta
04APL-00000-00012 (Eric Engelbart, Planner) Ridgeline: N/A
Request of the Planning Commission, **in consideration of an appeal**, for the BAR to recommend design changes that would help ensure neighborhood compatibility of the proposed new residence at 5421 Berkeley Road in the Goleta area. The property is an approximately 8,275 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 069-316-008, located at **5421 Berkeley Road** in the unincorporated area of Goleta area, Second Supervisorial District. (Continued from 12/03/04)
- ACTION:** Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Froscher and Ravatt absent) to continue this Appeal to the BAR meeting of February 25, 2005 at the request of the applicant. *See Agenda Status Report.*
9. 04BAR-00000-00309 County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas Goleta
(Tom Figg, Planner) Ridgeline: N/A
Request of Leah Emerson Ridge, agent for the owners, County of Santa Barbara and Verizon Wireless, to consider Case No. 04BAR-00000-00309 for **conceptual review of a faux monopine approximately 50 feet in height**. The property is zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks** in the Goleta area, Second Supervisorial District.
- ACTION:** Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Froscher and Ravatt absent) to continue 04BAR-00000-00309 to the BAR meeting of February 11, 2005 at the request of Planning and Development. *See Agenda Status Report.*
10. 04BAR-00000-00166 Williams New Residence and Garage Isla Vista
04CDH-00000-00016, (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00166, for **preliminary approval of a new residence of approximately 2,327 square feet and new garage each of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.). The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6517 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 7 & 11/05/04)
- ACTION:** Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Dole and Ravatt absent) to grant preliminary approval of 04BAR-00000-00166. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:
- COMMENTS:**
- The BAR made following finding pursuant to Section 35-179.6.3 that the modification will result in a better architectural design:
 - "The Modification is minor in nature and will result in a better site or architectural design, as approved by the Board of Architectural Review, and/or will result in greater resource protection than the project without such Modification."
 - Preliminary approval granted.
11. 04BAR-00000-00167 Williams New Residence and Garage Isla Vista

04CDH-00000-00017 (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00167 for **preliminary approval of a new residence of approximately 2,327 square feet and new garage of 335 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.). The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6515 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 & 11/05/04)

ACTION: Roberts moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole and Ravatt absent) to grant preliminary approval of 04BAR-00000-00167. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **The BAR made following finding pursuant to Section 35-179.6.3 that the modification will result in a better architectural design:**
- **“The Modification is minor in nature and will result in a better site or architectural design, as approved by the Board of Architectural Review, and/or will result in greater resource protection than the project without such Modification.”**
- **Preliminary approval granted.**

12. 04BAR-00000-00169 Williams New Residence and Garage Isla Vista

04CDH-00000-00018 (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00169 for **preliminary approval of a new residence of approximately 2,327 square feet and new garage of 335 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.) The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6513 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 & 11/05/04)

ACTION: Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Dole and Ravatt absent) to grant preliminary approval of 04BAR-00000-00169. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

COMMENTS:

- **The BAR made following finding pursuant to Section 35-179.6.3 that the modification will result in a better architectural design:**
- **“The Modification is minor in nature and will result in a better site or architectural design, as approved by the Board of Architectural Review, and/or will result in greater resource protection than the project without such Modification.”**
- **Preliminary approval granted.**

13. 03BAR-00000-00083 Abrego Road Investments Three Triplexes Isla Vista

01DVP-00000-00032 (Peter Lawson, Planner)

Ridgeline: N/A

Request of Yvonne Chen, architect for the owners, Abrego Road Investments, to consider Case No. 03BAR-00000-00083 for **preliminary approval of three triplexes each approximately 2,000 square feet**. The following structures currently exist on the parcel: One duplex and two single family dwellings. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.0 acre zoned SR-H-20 and shown as Assessor's Parcel Number 075-052-007, located at **6639 Abrego Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/23/03)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 7 to 0 (Ravatt absent) to grant preliminary approval of 03BAR-00000-00083. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Blank rear elevations of Buildings 3 and 4 need something added to give visual interest: e.g., vine and trellis. Trellises should match wood details of buildings.**
- **Offset path between buildings 2 and 3 to create plantable space and allow for espalier plantings.**
- **Add landscaping to side yard fence facing Building 4.**
- **CMU block wall with stucco and creeping fig is appropriate to project.**
- **Look for opportunities for tree, Italian cypresses (e.g., laundry courtyard).**
- **Preliminary approval.**

Toro Canyon/Summerland/Carpinteria Areas

14. 04BAR-00000-00253 Leshner and Liao New Residence and Guest House Toro Canyon

04LUP-00000-01213 (Eric Englebart, Planner)

Ridgeline: N/A

Request of Barbara Bestor, architect for the owners, John Leshner and Christina Liao, to consider Case No. 04BAR-00000-00253 for **further conceptual review of a new residence of approximately 3,200 square feet and guest house of approximately 800 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 788.6 cubic yards of cut and approximately 864.4 cubic yards of fill. The property is a 160.54 acre parcel zoned MT-TORO-100, MA-100 and MA-40 and shown as Assessor's Parcel Number 155-220-010, located at **660 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/05/04)

ACTION: Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Froscher and Ravatt absent) to continue 04BAR-00000-00253 to the meeting of February 11, 2005 at the request of the applicant. See Agenda Status Report.

15. 04BAR-00000-00196 Ruben Residence Addition and Remodel Santa Barbara

04LUP-00000-00874 (Dan Nemechek, Planner)

Ridgeline: Urban

Request of Hugh Twibell, architect for the owners, Murray and Beth Ruben, to consider Case No. 04BAR-00000-00196 for **preliminary/final approval of an addition and remodel of approximately 118 square feet to an existing residence**. The following structures currently exist on the parcel: a residence of approximately 2,670 square feet and garage of approximately 504 square feet. The proposed project will require approximately 47 cubic yards of cut and approximately 51 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-231-003, located at **4554 Via Clarice** in the Goleta area, Second Supervisorial District. (Continued from 9/10/04)

ACTION: Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Froscher and Ravatt absent) to continue 04BAR-00000-00196 to the BAR meeting of February 25, 2005 at the request of the applicant. See Agenda Status Report.

16. 04BAR-00000-00307 Coleman Residence Addition Toro Canyon/Carpinteria

04CNS-00000-00117 (Brian Baca, Planner) Ridgeline: N/A
Request of Syndi Souter, agent and William G. Cooper, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **conceptual review of an addition of approximately 2,145 square feet to the existing residence and an addition of approximately 132 square feet to the existing deck.** The following structures currently exist on the parcel: a residence of approximately 1,272 square feet and two car garage of approximately 624 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review and story poles to be staked for a drive by site visit. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Revised height calculations are needed per County standards.**
- **Staggered massing approach is successful. Appreciate scale of project: seems appropriate for a coastal setting.**
- **The more the project can be kept cottage-like and low-key, the better.**
- **Make deck an indoor-outdoor space.**
- **Architectural details will be critical to success of project.**
- **Story poles at corners needed for BAR to consider height exemption. BAR is generally comfortable that the exemption finding can be made to the 25-foot base zoning height limit.**

17. 04BAR-00000-00311 McMenammin Residence Addition and Remodel Toro Canyon

04CDP-00000-00140 (Holly Bradbury, Planner) Ridgeline: Rural
Request of Susan Sherwin, agent for the owner, Rory McMenammin, to consider Case No. 04BAR-00000-00311 for **conceptual review of a residence addition and remodel of approximately 1,470 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 76 cubic yards of cut and fill. 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.

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

COMMENTS:

- **A 16-foot height limit applies in ridgeline rural setting.**
- **Applicant should talk with planner to resolve planning issues re: height.**

18. 03BAR-00000-00010 Rasmussen New Residence Summerland

03CDP-00000-00005 / 04VAR-00000-00001 (Dick Kentro, Planner) Ridgeline: Urban
Request of Carl Schneider, architect for the owners, Jon and Gayle Rasmussen, to consider Case No. 03BAR-00000-00010 for **revised conceptual review of a new residence of approximately 2,033 square feet and garage of approximately 441 square feet with a 42 foot driveway bridge from the road to the garage level and a front yard setback variance that will allow the driveway bridge to connect to the house.** No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and approximately 480 cubic yards of fill. The property is a 5,975 square foot parcel zoned R-2 and shown as Assessor's Parcel Number 005-152-033, located at **2435 Golden Gate Avenue** in the Summerland area, First Supervisorial District. (Continued from 3/7/03, 4/25/03 & 5/23/03 & 6/6/03 & 8/22/03 & 12/05/03 & 6/25/04)

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

COMMENTS:

Applicant: Counted ROW for FAR calculations.

Public Comment:

Tom Evans:

- Likes architecture, more "Summerland" than prior designs.
- Height: no variances allowed under Summerland Community Plan.
- Prefers other plan because not desirable to back up onto street. Not best solution.
- FAR understory issue remains. Variances possible.
- Garages not used for parking become workshops. Cars still visible. Small entry is OK.

BAR Comments:

- Design responds to the constraints of the site. Massing protects view corridor.
- Garage design problematic and seems massive. A carport/trellis would help massing.
- Entrance structure has temple feel. Tie gable structure to carport to make trellis. If the garage becomes a carport, an entrance that drops straight below (not covered) also might work.
- Possible to screen rooftop deck area? Minimize surface area of deck to minimize visual impact.
- Understory area affects FAR calculation. Verify FAR calculation.
- BAR likes color.

19. 04BAR-00000-00321

Toomey New Residence and Detached Three Car Garage

Toro Canyon

04CDP-00000-00141 (Alice Daly, Planner)

Ridgeline: Urban

Request of Peter Becker, architect for the owner, Christopher Toomey, to consider Case No. 04BAR-00000-00321 for **conceptual review of a new residence of approximately 5,200 square feet and detached three car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of 1,500 square feet to be demolished. The proposed project will require approximately 1900 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-056, located at **2820 Torito Road** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

Public Comment:

- Chair read 1/8/05 letter from Charles Asher, Susan Cole, neighbors who support project.

BAR Comments:

- BAR supports project as designed.
- Return for preliminary/final full board, with landscape plan.

20. 04BAR-00000-00271 Mac Naughton Residence Addition

Carpinteria

04CDH-00000-00033 (Dan Nemechek, Planner) Ridgeline: N/A
Request of Jeremy Roberts, architect for the owner, Liza Jane Mac Naughton, to consider Case No. 04BAR-00000-00271 for **conceptual review of a residence addition of approximately 262 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and garage of approximately 437 square feet. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-008, located at **124 Rincon Point Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/19/04)

Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review at the meeting of February 25, 2005. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Flat roof to addition is awkward, causes house to lose some of its character. Character of house is based on roof design.**
- **Addition does not improve architecture. More work is needed.**
- **Consider two separate gables?**

21. 04BAR-00000-00237

Haynie Demo/New Residence, Garage and Guest House

Summerland

04LUP-00000-00940 (Alice Daly, Planner)

Ridgeline: N/A

Request of Harrison Design Associates, architect for the owner, Douglas Haynie, to consider Case No. 04BAR-00000-00237 for **preliminary approval of a new residence of approximately 4,669 square feet, attached garage of approximately 750 square feet and guest house of approximately 784 square feet**. The following structures currently exist on the parcel: a residence (to be demolished) of approximately 3,682 square feet and attached garage of approximately 817 square feet square feet. The proposed project will require approximately 37 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-024, located at **355 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 10/01/04)

ACTION: Donaldson moved, seconded by Dole and carried by a vote of 7 to 0 (Froscher absent) to continue 04BAR-00000-00237 for further preliminary approval and site poles for drive-by site visit and resubmit at the BAR meeting of February 25, 2005. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

- **Tom Evans: story-poles are needed. House is visible, prominently sited. Palm trees not appropriate.**

BAR Comment:

- **Design direction is still not clear. Gable ends are out of place with hip roofs. Arched windows are not integrated. Leave roof with typical hip ends.**
- **Bermuda/lanai style is not carried through consistently.**
- **More materials are needed to articulate design. All plaster finish makes house appear commercial.**
- **Place story poles at corners and ridge points on view side of house from Sheffield.**
- **Continued.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by Kathryn Dole, and carried by a vote of 7 to 0 (Valerie Froscher absent) that the meeting was adjourned until 8:30 A.M. on Friday, January 28, 2004 in St. Mark's in the Valley Episcopal Church, 2905 Nojoqui Street, Los Olivos, California 93441.

Meeting adjourned at 4:10 P.M.