

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 19, 2007

Jeremy Roberts	Chair	Santa Barbara County
Chris Roberts	Vice Chair	Engineering Building, Room 17
Robin Donaldson		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Martha Gray		
Anita Hodosy	BAR Secretary	
Allen Bell	Planner III	

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

COMMITTEE MEMBERS PRESENT:

Jeremy Roberts	Chair
Chris Roberts	Vice Chair
Valerie Froscher	
Pamela Ferguson-Ettinger	
Martha Gray	
Anita Hodosy	BAR Secretary
Allen Bell	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Gray moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to:

- Continue Item # 9 06BAR-00000-00297 Duncan Second Story Residence Addition to the meeting of February 9, 2007 at the request of the applicant.
- Continue Item #12 06BAR-00000-00009 Siegal New Residence, Detached Garage and Accessory Structure to the meeting of February 9, 2007 at the request of the applicant.

III. MINUTES: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to approve the Minutes of January 5, 2007.

IV. ELECTION OF NEW CHAIR AND VICE CHAIR:

- ❖ Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 to nominate and elect Jeremy Roberts Chair for the 2007 SBAR.

- ❖ Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 to nominate and elect Chris Roberts Vice for 2007 SBAR.

IV. CONSENT AGENDA:

C-1. 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 & 12/08/06 & 1/05/07)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval on consent of 04BAR-00000-00349.

C-2. 05BAR-00000-00269 **Dosch Retaining Walls and Steps** **Mission Canyon** 05LUP-00000-01179 (Amy Trester, Planner) **Jurisdiction: Mission**

Request of Peter Becker, architect for the owners, Steven and Renee Dosch, to consider Case No. 05BAR-00000-00269 for **revised final approval on consent for two new retaining walls (6 ft. max & 2.5 feet max) and a new walkway. The walls are part of a previously approved reviewed addition project.** The following structures currently exist on the parcel: a residence of approximately 2,352 square feet, basement storage/utility area of approximately 614 square feet and garage of approximately 642 square feet. The proposed project will require approximately 45 cubic yards of cut and approximately 45 cubic yards of fill. The property is a 10,018.8 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-141-011, located at **959 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 12/02/05 & 12/16/05 & 8/11/06)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to continue 05BAR-00000-00269 to the meeting of February 9, 2007 to placed on the Standard Agenda. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Applicant needs to return with plans that show the existing landscaping, especially the trees.**
- b. **Applicant also needs to submit plans showing the proposed landscaping, including the name, location and number of plant species to be planted.**
- c. **Explore ways to revise the proposed retaining walls to make the structures less obtrusive, including lowering the height and improving the shape of the retaining wall.**

C-3. 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, Elk 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 Roble Drive in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06 & 1/05/07)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval on consent of 06BAR-00000-00142.

C-4. 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 **final approval on consent 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 & 1/05/07)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval on consent of 06BAR-00000-00148.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

1. 06BAR-00000-00140 Cate School Reorganization and Faculty Housing Carpinteria
06RVP-00000-00013 (Michelle Gibbs, Planner) Jurisdiction: Ridgeline - Rural

Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **further conceptual review of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.,).** The reorganization would include the removal of 18,000 square feet of existing structural development and the addition of 16,808 square feet of new/replacement structural development. These changes include construction of five new faculty residences, a new administration building, re-location of an historic barn structure, modification of recreational amenities (swimming pool, tennis court, play fields), and installation of an up-graded waste-water treatment system. The following structures currently exist in the project area: six faculty residences, gym, pottery barn, pool facilities, and a multi-use building. The overall campus includes numerous other structures used for student housing and services, classrooms, maintenance, etc., which are located beyond the proposed project area. The proposed project will require approximately 30,000 cubic yards of cut and fill. The project site is a 27.5 acre area within a 122 acre parcel, zoned AG-1 and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 09/15/06 & 11/17/06)

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

COMMENTS:

Pool Building (discussion item, not subject to SBAR review and approval)

- a. Consider adding outdoor showers.
- b. Consider developing a stronger connection between the two pools.
- c. Make portions of the pool deck/hardscape a bit larger, more expansive.
- d. Regarding the east elevation, consider adding informal storage for towels and swimming equipment, such as hooks or benches.
- e. Consider adding a concession area, including a shade structure with electricity and water. One option is to site the concession area immediately west of the small pool and north of the pool building.

Admissions Building (review item; subject to SBAR review and approval)

- a. **Architecture looks good.**
- b. **Reconsider the materials for the pathways and related flat work surrounding the building. Five different materials are now proposed. This may confuse visitors. Simplify, use fewer materials to help guide visitors and create a simple hierarchy.**
- c. **Consider using a ramp instead of stairs from the driveway to the gathering overlook.**
- d. **Overall landscaping looks great. Consider planting additional sycamores in the bioswale. The goal is to create a thick, prominent tree massing.**

Return for preliminary review.

Isla Vista/Goleta

Santa Barbara County Redevelopment Agency:

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| 2. | Discussion/Update | Isla Vista |
| | Pardall Road Enhancement Project | |
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| | (Jamie Goldstein, Planner) | |

Staff / consultant update regarding the **Pardall Road** project. The project includes widening sidewalks, new landscaping, revisions to circulation patterns, and other improvements in downtown Isla Vista

Project was a discussion/update, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **SBAR appreciates the flexibility that the proposed options offer. SBAR generally prefers Option #3.**
- b. **Explore options beyond simple lights and banners. Consider adding outdoor spaces for people to gather.**
- c. **Examine the material continuity between the street and walkways; they should relate to each other.**
- d. **Stylistically, the proposed palms do not seem to fit the setting.**
- e. **As an alternative to the proposed large trees, consider using smaller trees that are planted closer together.**
- f. **BAR appreciates options to revitalize existing buildings, such as adding floating trellises and changing roof pitches and signage, and hopes that they can be carried further.**
- g. **Consider the connection between Pardall Road and the park.**

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| 3. | Discussion Item | Goleta |
| | Chaplin Residence Addition | |
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| | 06LUP-00000-000967 (J. Ritterbeck, Planner) | |
| | | Jurisdiction: Section 2-33.12e |

Request of Jay Blatter, architect for the owners, for a **discussion on a proposed residential addition of approximately 2,719 square feet to an existing residence of approximately 1,949 square feet, resulting in a 4,668 square foot residence.** The following structures currently exist on the parcel: a residence of approximately 1,949 square feet and two sheds (to be demolished) of approximately 168 square feet and 200 square feet. The proposed project will not require grading other than for footings and no tree removal is proposed. The property is a 0.47 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-006, located at **4589 Auhay Drive** in the Goleta area, Second Supervisorial District.

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

COMMENTS:

- a. **Height is acceptable, form is the key issue.**
- b. **Gallery should be lower; it appears too boxy. A lower structure would integrate better into the overall architecture.**
- c. **Chimneys appear too tall.**
- d. **Ensure that exterior outdoor lights do not create a glow at night, especially the lights on the side.**
- e. **Consider using a flat roof, with no ridge.**
- f. **Consider using wood exterior, including the gallery. This would give the structure a more rural character.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **06BAR-00000-00285 Burns New Residence and Detached Garage Santa Barbara**
06LUP-00000-00285 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Amy Taylor, architect for the owner, Paul R. Burns, to consider Case No. 06BAR-00000-00285 for **conceptual review of a new residence of approximately 2,085 square feet and detached garage of approximately 690 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,204 cubic yards of cut and no fill. The property is a 1 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-008, located at **2700 Gibraltar Road** in the Santa Barbara area, First Supervisorial District.
- ACTION: Project received conceptual review only, no action was taken. Applicant to return for further conceptual review and scheduled site visit. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- SBAR appreciates the intent of the temple, but the literal interpretation of the temple needs consideration.**
 - The forms are agreeable, specifically the low horizontal mass with columns.**
 - SBAR needs to first focus on siting. It will address the specific design later in the review process.**
 - Building needs to be respectful of the site; let the environment dictate the architecture.**
 - Concerned about the visibility of the structure and cuts. The appearance of the 30-foot tall retaining wall is a particular concern.**
 - Guest house also raises issues. It appears as a conventional rectangular form in front of a very tall retaining wall. Architecture should be more organic.**
 - Ensure Fire Department will approve the driveway, considering the provisions regarding the 150-foot hose length.**
 - SBAR will schedule a site visit, with story poles.**
 - Return for further conceptual review after the site visit.**
5. **06BAR-00000-00281 Sheridan Residence Addition Toro Canyon**
06LUP-00000-01120 (Nicole Mashore, Planner) **Jurisdiction: Toro**
Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 **a site visit for a garage addition of approximately of approximately 143 square feet, residence addition of approximately 1,404 square feet (including 777 square foot first floor addition and 834 square foot second story playroom addition) and an interior remodel of approximately 3,010 square feet. One Sycamore tree is proposed for removal.** 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 less than 50 cubic yards of cut and fill. 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. (Continued from 1/5/07)
- Project was a site visit only, project to receive further conceptual review later in the day.**
6. **06BAR-00000-00263 Price Gameroom Over Garage Santa Barbara**
06LUP-00000-00943 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**
Request of Larry Clark, architect for the owners, John and Janna Price, to consider Case No. 06BAR-00000-00263 for **preliminary/final approval of a residence addition (gameroom) over an existing garage of approximately 748 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,899 square feet, garage of approximately 870 square feet, garage/workshop of approximately 1,040 square feet and guesthouse with garage of approximately 1,293 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-370-001, located at **1550 La Vista Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/17/06)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 4 to 0 (Donaldson and Gray absent) to grant preliminary approval. Applicant to resubmit for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Exterior colors of entire house need to be darker. The body could be Frazee 5364D with the wainscot being a darker color.
- Architecture is acceptable.

Motion: Preliminary approval, with darker colors. Return for final on consent with full plans and a color/material board.

7. 06BAR-00000-00293 Campanelli New Residence and Attached Garage Santa Barbara

06LUP-00000-01058 (Selena Buoni, Planner) **Jurisdiction: Ridgeline- Rural**
Request of Dale Pekarek, agent for the owner, Joe Campanelli, to consider Case No. 06BAR-00000-00293 for **conceptual review of a new residence of approximately 2,184 square feet and attached two car garage of approximately 547 square feet.** No structures currently exist on the parcel. (Previous residence burned down in Painted Cave Fire.) The proposed project will require approximately 97 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 16,372 square foot parcel zoned RR-5 and shown as Assessor's Parcel Numbers 153-205-003, -004 located at **7 Trout Club** in the Santa Barbara area, Second Supervisorial District.

Project was reviewed as discussion item only; project is not ridgeline and is not applicable to SBAR review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Architecture looks acceptable.
- b. Reconsider color of trim for windows and doors; applicant proposed using white.
- c. Project is not subject to SBAR review and approval. Thus, the project will not return to SBAR.

8. 06BAR-00000-00113 Willows Residence Additions/Remodel Mission Canyon

06LUP-00000-00419 (Erinn Briggs, Planner) **Jurisdiction: Mission Canyon**
Request of Ron Sorgman, architect for the owner, Dave Willows, to consider Case No. 06BAR-00000-00113 for **further conceptual review of a residence addition and remodel of approximately 2,891 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,876 square feet and approximately 1,876 square feet of garage, mechanical and storage space. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 2.83 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-019, located at **1990 Los Canoas** in the Mission Canyon area, First Supervisorial District. (Continued from 6/02/06 & 11/17/06)

Project received 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:

- a. Upper story of the south elevation feels top heavy. The railings and balconies make it too busy. Change upper railings to wrought iron; distinguish from the second story.
- b. Architectural style is too urban.
- c. SBAR appreciates the simplicity of the north elevation. However, the stone, plaster and other features make the structure too busy.
- d. SBAR prefers the architectural style of the winery building. It feels more appropriate for this setting. Consider using a similar style for the residence. Alternatively, simplify the proposed architectural style.
- e. East elevation is confusing. The roof plan for the west elevation does not match the elevation; roof lines are not correct. The roof plan and elevations need to be accurate and consistent.
- f. Plans need to show the branches of the existing trees in relation to the new house.
- g. Return for further conceptual review.

**9. 06BAR-00000-00297 Duncan Second Story Residence Addition Mission Canyon
06MOD-00000-00014 (Nicole Mashore, Planner) Jurisdiction: Mission**

Request of Murray Duncan, architect and owner, to consider Case No. 06BAR-00000-00297 for **conceptual review of a first floor garage of approximately 424 square feet, second story exercise room and bath of approximately 280 square feet, second story terrace, new pool, pool equipment storage structure and gate. The proposed project includes a request for a modification to allow encroachment of 9 feet 9 inches into the front yard setback.** The following structures currently exist on the parcel: a two story residence of approximately 2,391 square feet, two car garage of approximately 512.5 square feet and an accessory structure of approximately 385 square feet. The proposed project will require approximately 37 cubic yards of cut and no fill. The property is a 9,588 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-123-015, located at **1012 Cheltenham Road** in the Mission Canyon area, First Supervisorial District.

ACTION: Gray moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to continue 06BAR-00000-00297 to the meeting of February 9, 2007 at the request of the applicant. See Agenda Status Report.

Toro Canyon/Summerland/Carpinteria Areas

**10. 06BAR-00000-00253 Nathan New Pool Summerland
06CDH-00000-00114 (J. Ritterbeck, Planner) Ridgeline: Rural**

Request of Michael Avakian and Pat Elton, agents for the owners, John and Diane Nathan, to consider Case No. 06BAR-00000-00253 for **preliminary/final approval of a retaining wall as part of a new pool and cabana.** The following structures currently exist on the parcel: a residence of approximately 1,564 square feet, barn of approximately 2,541 square feet and guest house of approximately 935 square feet. The proposed project will require less than 50 cubic yard of cut and no fill. The property is a 4.95 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-036, located at **395 Greenwell Avenue** in the Summerland area, First Supervisorial District. (Continued from 9/5/03 & 9/19/03 under BAR number 03AR-00000-00232, & 11/17/06)

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

COMMENTS:

- a. **SBAR could not comment on the project because the plans do not contain sufficient information.**
- b. **Agent needs to submit a complete site plan that represents the entire proposal. The plan needs to include all the required elements, including the pool, retaining wall and grade (i.e., topography with appropriate contour intervals). [See P&D's "Site Plan/Topographic Map Requirements Form" for specific site plan requirements.]**
- c. **The agent also needs to submit sections.**
- d. **Agent needs to return with photographs of the site.**
- e. **Return for further preliminary/final approval.**

**11. 06BAR-00000-00314 Souza New Driveway and Landscaping Toro Canyon
06LUP-00000-00988 (Nicole Mashore, Planner) Jurisdiction: Ridgeline -Urban**

Request of Kris Kimpel, architect for the owners, John and Gretchen Souza, to consider Case No. 06BAR-00000-00314 for **conceptual review/preliminary approval for changes to an existing driveway off Picay Lane, new landscaping and removal of one oak tree and four pine trees.** The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 23 cubic yards of cut and approximately 97 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District.

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Ferguson-Ettinger absent) to grant preliminary approval of 06BAR-00000-0314. No further comments were made by the Board of Architectural Review members present for this project.

12. 06BAR-00000-00009 Siegal New Residence/Detached Garage/Accessory Space Toro Canyon

06CDH-00000-000001 (Holly Bradbury, Planner) **Jurisdiction: Toro**

Request of Wayne LaBrie, architect for the owner, Robert Siegal, to consider Case No. 06BAR-00000-00009 for **final approval of a new residence of approximately 3,675 square feet, and detached garage/accessory space of 875 approximately square feet.** The following structures currently exist on the parcel: a residence of approximately 1,450 square feet and garage of approximately 605 square feet. The proposed project will not require grading. The property is a 18,700 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/10/06, 5/12/06, 6/23/06, 7/21/06, 10/27/06 & 12/08/06)

ACTION: Gray moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to continue 06BAR-00000-00009 to the meeting of February 9, 2007 at the request of the applicant. See Agenda Status Report.

13. 06BAR-00000-00281 Sheridan Residence Addition Toro Canyon

06LUP-00000-01120 (Nicole Mashore, Planner) **Jurisdiction: Toro**

Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 for **further conceptual review of a garage addition of approximately of approximately 143 square feet, residence addition of approximately 1,404 square feet (including 777 square foot first floor addition and 834 square foot second story playroom addition) and an interior remodel of approximately 3,010 square feet. One Sycamore tree is proposed for removal.** 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 less than 50 cubic yards of cut and fill. 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. (Continued from 1/5/07)

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

COMMENTS:

- a. **Color is too light; the light color makes the building appear more massive.**
- b. **Need a darker color for the entire residence, including the existing building and the proposed addition.**
- c. **SBAR would support the proposed height of the addition, through an exemption, if the exterior of the entire residence is repainted darker color.**
- d. **Return for preliminary approval with the full Board.**

14. 06BAR-00000-00287 Gilberg Residence Addition Toro Canyon

(No Assigned Planner) **Jurisdiction: Toro**

Request of Kim Maciorowski, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **conceptual review of residence addition of approximately 840 square feet to an existing one-story residence.** The following structures currently exist on the parcel: a residence of approximately 1,418 square feet. The proposed project will not require grading. The property is a .26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

- a. For purposes of good design, SBAR supports allowing the addition to extend into the rear yard setback.
- b. SBAR would like the P&D planner to address the setback issue in a planner memo to SBAR.
- c. Return for preliminary/final approval with the full Board

15. 06BAR-00000-00302 Rothbard New Residence Carpinteria
(Tina Ryder, Planner) Jurisdiction: Toro Canyon

Request of Britt Jewett, architect for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00302 for **conceptual review of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,700 square feet, second residence of approximately 2,500 square feet and a garage/barn of approximately 1,000 square feet. The proposed project will require approximately 1,700 cubic yards of cut and no fill. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.

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

COMMENTS:

Public Comments:

- **Anna Carrillo: The proposal is a very formal, very large structure for the area. The existing trees would not screen the structure as seen from the west on SR 192/Foothill.**

SBAR Comments:

- a. **Should this item be reviewed together with Item No. 16 of this agenda (below) under the same project to avoid piecemealing the project? Would the total square footage proposed trigger the need for a development plan?**
- b. **Protection of public views is critical to this development.**
- c. **Proposed Spanish revival architecture and the formality of the structure are a concern. The residence, combined with other nearby recent projects, would change the character of the setting.**
- d. **Square footage is acceptable, but the residence appears larger than 8,800 square feet.**
- e. **Lower-level entertaining room makes the southeast elevation too large and massive. It appears as a three-story structure cut into the site.**
- f. **Consider how the proposed residence relates to and affects the community.**
- g. **Consider an architectural style that does not change the character of the existing setting. Focus on less imposing, more rural architectural style.**
- h. **Reduce the massing of the second floor; shift square footage to the first floor and step back the mass.**
- i. **Reconsider color of awnings; green is too bold.**
- j. **Submit a landscaping plan that shows the existing and proposed landscaping, including the landscaping along SR 192/Foothill. Document the existing character and demonstrate how the new landscaping relates to the existing setting.**
- k. **Prepare a simple massing model (cardboard), with contours of adjacent polo field.**
- l. **SBAR will make a site visit, with story poles.**
- m. **Return for further conceptual review; this is a work in progress; the design needs to evolve.**

16. 06BAR-00000-00096 Rothbard Barns and Accessory Structures Toro Canyon
06CDP-00000-00092(Tina Ryder, Planner) Jurisdiction: Toro

Request of Chris Price, agent and Burnett Jewett Architects, for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00096 for **preliminary/final approval of (a) a total of four horse barns for the property-owner's personal use: Barns 1 and 2 each contain approximately 1,440 square feet and 10 horse stalls each, Barns 3 and 4 each contain approximately 864 square feet and 6 horse stalls each; (b) a hay barn of approximately 1,056 square feet; (c) an agricultural storage building of approximately 120 square feet; (d) a maintenance building of approximately 120 square feet for storage of maintenance equipment for the on-site agricultural pasture, orchards, fields, and horse barns.** The following structures currently exist on the parcel: a main residence of approximately 4,500 square feet, second residence of approximately 2,500 square feet and two barns of approximately 300 square feet each. The proposed project will require approximately 10,852 cubic yards of cut and approximately 17,093 cubic yards of fill. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 5/19/06)

ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval of 06BAR-00000-00096.

- a. **In contrast to the proposed residence item #15), the proposed barns are informal and fit with the overall character of the parcel.**
- b. **Plaster exterior is acceptable.**
- c. **Exterior lighting is acceptable.**
- d. **As part of the proposed residence (item #15), the applicant will need to submit a landscaping plan that shows the existing and proposed landscaping. SBAR is not taking action on the landscaping plan at this time.**

Motion: Preliminary/final approval of the barns and associated exterior lights as presented. (SBAR did not approve the landscaping plan.)

There being no further business to come before the Board of Architectural Review Committee, Committee Member Martha Gray moved, seconded by Pamela Ferguson-Ettinger, and carried by a vote of 5 to 0 (Robin Donaldson absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 2, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:30 P.M.