



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 27, 2006**

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

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

### **COMMITTEE MEMBERS PRESENT:**

Kathryn Dole	Chair
Robin Donaldson	Vice Chair
Pamela Ferguson-Ettinger	
Valerie Froscher	
Chris Roberts	
Jeremy Roberts	
Anita Hodosy	BAR Secretary
Alice Daly	Planner III

**COMMITTEE MEMBERS ABSENT: Everyone in attendance.**

**REPORTERS:** None in attendance

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

### **ADMINISTRATIVE AGENDA:**

#### **I. PUBLIC COMMENTS:**

**Cecilia Brown, 2<sup>nd</sup> District Planning Commissioner:** Commissioner Brown suggests that SBAR list comments and motions/ directions separately in minutes. It was also suggested that the P&D SBAR staffer could be the main liaison at PC hearings on behalf of SBAR. Commissioner Brown wants the SBAR to know that she is open to ex parte communications and site visits.

#### **II. AGENDA STATUS REPORT: Dole moved, seconded by C. Roberts and carried by a vote of 6 to 0 to:**

- Move Item # 14 03BAR-00228 St. George Addition and Conversion to 4 Unit Apartment/Condo Complex to the top of the 1:00 hour.
- Drop Item # 19 Kelsey New Residence from the agenda at the request of the applicant and Planning and Development.

#### **III. MINUTES: Donaldson moved, seconded by Dole and carried by a vote of 6 to 0 to table the approval of the December 16, 2005 to the meeting of February 24, 2006.**

**IV. ELECTION OF NEW CHAIR AND VICE CHAIR:**

**Valerie Froscher moved, seconded by Robin Donaldson and carried by a vote of 6 to 0 to elect Kathryn Dole as South Board of Architectural Review Chairperson.**

**Pamela Ferguson-Ettinger moved, seconded by Valerie Froscher and carried by a vote of 6 to 0 to elect Robin Donaldson as Vice Chairperson.**

**V. CONSIDERATION FOR A SPECIAL HEARING DATE:**

- **An additional SBAR meeting was scheduled for March 24, 2006.**
- **The meeting scheduled for February 17, 2006 has been postponed to February 24, 2006 due to President's Weekend.**

**VI. CONSENT AGENDA:**

**C-1. 05BAR-00000-00187      Cooney As-Built Trellis/Carport      Toro Canyon**

05MOD-00000-00007 (Lisa Hosale, Planner)      **Jurisdiction: Ridgeline - Rural**

Request of Lorin Solin, architect for the owner, Michael Cooney, to consider Case No. 05BAR-00000-00187 for **final approval on consent to allow an existing trellis/carport to be located 16 ½ feet from the right of way of a private road easement. The trellis is approximately 10 feet high and approximately 396 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,691 square feet. The project will not require grading. The property is a 10 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-010-058, located at **1030 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 8/19/05)

**ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5-0 (J. Roberts abstains) to grant final approval on consent of 05BAR-00000-00187.**

**C-2. 05BAR-00000-00239      Manuras New Residence and Attached Garage      Carpinteria**

05CDP-00000-00108 (Lisa Martin, Planner)      **Jurisdiction: Ridgeline: Rural**

Request of Joaquin Ornelas, agent for the owners, Henry and Patty Manuras, to consider Case No. 05BAR-00000-00239 for **final approval on consent of a new residence of approximately 1,186 square feet and attached garage of approximately 711 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-220-084, located at **755 Rincon Hill Road** in the Carpinteria area, First Supervisorial District. (Continued from 10/28/05 & 12/16/05)

**ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5-0 (J. Roberts abstains) to grant final approval on consent of 05BAR-00000-00239.**

**C-3. 05BAR-00000-00062      Largay Residence Remodel      Carpinteria**

05CDH-00000-00004 (Nicole Mashore, Planner)      **Jurisdiction: Coastal**

Request of Mary Andrulaitis, architect for the owner, Dorothy Largay, to consider Case No. 05BAR-00000-00062 for **revised preliminary/final approval on consent for new landscaping, planting, hardscape, the removal of five trees, the addition of ramp access from the north side of the residence to the south deck, new exterior paint and trim, new garage doors and balanced grading (19 cubic yards cut and fill).** The following structures currently exist on the parcel: a residence of approximately 2,840 square feet and an attached garage of approximately 578 square feet. The property is a 1.5 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 004-098-005, located at **625 Sand Point Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/08/05)

**ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5-0 (J. Roberts abstains) to grant final approval on consent of 05BAR-00000-00062.**

**VII. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**Valerie Froscher went to the Planning Commission for the Miller New Residence. No satisfaction of resolution of issue of large houses on constrained lots. Likes Cecilia Brown's suggestion to separate comments from direction in minutes.**

**Chair Dole: We should use Miller as an example of what the Board should not do with large houses in the future.**

**SBAR would like to invite the neighborhood review boards to our meetings (one organization per meeting); possibly schedule brown bag lunch with the review boards.**

**VIII. STAFF UPDATE:**

**Input was requested on how staff should present discussion items to SBAR. Members commented that—where appropriate-- they would like plans in advance, in time to visit sites before a meeting, and PowerPoint can be a helpful presentation tool.**

**VIII. STANDARD AGENDA:**

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

- 1. 05BAR-00000-00299 Ritter Modification Hope Ranch**  
**05MOD-00000-00009 (Holly Bradbury, Planner) Jurisdiction: Modification**  
Request of R.E. Johnson, architect for the owner, W. Ritter, to consider Case No. 05BAR-00000-00299 for **conceptual review/preliminary approval of a modification to "second" front yard setback to allow for a pool, associated equipment and features.** The following structures currently exist on the parcel: a residence of approximately 3,226 square feet and garage of approximately 473 square feet. The proposed project will require approximately 48 cubic yards of cut and approximately 93 cubic yards of fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District.  
**ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 to grant preliminary approval of 05BAR-00000-00299. The following comments were made by the Board of Architectural Review members present for this project:**  
**COMMENTS:**
  - **Preliminary approval, with findings for a Modification.**
  - **Return for final approval on consent.**
- 2. 05BAR-00000-00307 Pananides Residence Addition and Grading Hope Ranch**  
**(No Planner Assigned) Jurisdiction: Ridgeline - Urban**  
Request of R. E. Johnson, architect for the owners, Mr. and Mrs. Pananides, to consider Case No. 05BAR-00000-00307 for **discussion of proposed grading at driveway and the consideration of a residence addition of approximately 3,020 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,100 square feet and carport. The proposed project will require approximately 33 cubic yards of cut and approximately 1,210 cubic yards of fill. The property is a 1.264 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-142-016, located at **1211 Silvestre Road** in the Hope Ranch 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:**

**PUBLIC COMMENTS:**

**James Satzinger:**

- **Feels that Fire Dept. requirements are in conflict with design issues and County grading policies.**
- **Can the SBAR bring these concerns to the Board?**
- **To require a turnaround for any driveway over 150 feet is absurd in certain cases.**

**BAR COMMENTS:**

- **Fire access requirements are challenging. Interpretation of fire requirements have changed. Recent projects have been held to different standards. Suggest a proposal to go before Board.**
- **A Fire Dept. representative should be invited to SBAR.**
- **Need broader community support, maybe from AIA, to address this.**

**RECOMMENDATION:**

**James Satzinger will coordinate with Robin Donaldson to draft a letter and invite a Fire Department representative to a SBAR meeting.**

**3. 05BAR-00000-00316 Cheresh Residence Addition and Remodel Hope Ranch  
(No Assigned Planner) Jurisdiction: Ridgeline - Urban**

Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Cheresh, to consider Case No. 05BAR-00000-00316 for **conceptual review of a residential addition and remodel of approximately 178 square feet and deck of approximately 452 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,008 square feet and garage of approximately 736 square feet. The proposed project will not require grading. The property is a 1.071 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-025, located at **4330 Via Presada** in the Hope Ranch area, Second Supervisorial District.

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

**COMMENT:**

**SBAR can support Modification.**

**4. 05BAR-00000-00306 Marsupial Properties Structure Remodel Hope Ranch  
05CDH-00000-00044 (Dan Nemechek, Planner) Jurisdiction: Permit Condition**

Request of Ken Mineau, Appleton & Associates, architect for the owner, Marsupial Properties, to consider Case No. 05BAR-00000-00306 for **conceptual review of the remodel for the existing maintenance building of approximately 6,502 square feet.** The following structures currently exist on the parcel: a single family residence, stable and riding ring. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 6.85 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-160-030, located at **1551 Robles Drive (AKA 1553 Robles Drive)** in the Hope Ranch area, Second Supervisorial District.

**Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final on consent. No additional comments were made by the Board of Architectural Review members present at the meeting.**

**5. 05BAR-00000-00270 Hewitt/Kunz Residence Additions Mission Canyon  
05LUP-00000-01180 (Daniel Gullett, Planner) Jurisdiction: Mission**

Request of Peter Becker, architect for the owners, Paul Hewitt and Monica Kunz, to consider Case No. 05BAR-00000-00270 for **preliminary/final approval of a second story addition of approximately 488 square feet and first floor addition of approximately 447 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,474 square feet and detached garage of approximately 384 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a 0.16 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-039, located at **814 Cheltenham Road** in the Mission Canyon area, Second Supervisorial District. (Continued from 12/02/05)

**ACTION: Donaldson moved, seconded by Froscher and carried by a vote of 6 to 0 to grant final approval of 05BAR-00000-00270.**

**6. 05BAR-00000-00275**

**Santa Barbara Botanic Garden, Inc. Accessory Structure** **Mission Canyon**  
02NEW-00000-00138/99DP-043 (Alex Tuttle, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Gil Barry, architect for the owner, Santa Barbara Botanic Garden, Inc., to consider Case No. 05BAR-00000-00275 for **preliminary/final approval of a rebuild and alteration of an existing accessory structure of approximately 355 square feet.** The following structures currently exist on the parcel: a main structure of approximately 2,000 square feet and accessory storage building of approximately 400 square feet. The proposed project will not require grading. The property is a 1.24 acre parcel zoned REC and shown as Assessor's Parcel Number 023-060-038, located at **1007 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 12/02/05)

**ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 6 to 0 to continue 05BAR-00000-00275 for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **It is important to protect historic resources; will need historical analysis before preliminary approval.**
- **Project can return for preliminary with historic report.**

**7. 05BAR-00000-00178** **Lengsfelder New Residence** **Mission Canyon**  
05LUP-00000-00920 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Tony Xiques, Design Systems, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00178 **for preliminary/final approval of a new residence of approximately 1,690 square feet and a attached garage of approximately 532 square feet.** The following structures currently exist on the parcel: a garage of approximately 520 square feet to be demolished. The proposed project will not require grading. The property is a 5,277 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-211-002, located at **2997 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/12/05 & 12/16/05)

**ACTION: C. Roberts moved, seconded by Donaldson and carried by a vote of 6 to 0 to grant preliminary approval of 05BAR-00000-00178. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Front landing will need a hand rail.**
- b. **All architectural details need to be shown on drawings for final approval, including revised garage doors and railings.**
- c. **Allow for as much landscaping as possible between 2 buildings.**
- d. **Look into turf block or other Fire Dept. approved paving to enhance landscaping of driveway area.**
- e. **Recommend darker earth-tone stucco color.**
- f. **Roof material okay. Suggest darker green roof color.**

**8. Discussion Item** **Jang Residence Addition** **Santa Barbara**  
05LUP-00000-01134 (Allen Bell, Planner) **Jurisdiction: Section 2-33.12c**

Request of Planning and Development for BAR to render its advice on a proposal by Tony Xiques, architect for the owner, Nam Kyu Jang, **for a residence addition of approximately 1,600 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,319 square feet and a detached garage of approximately 438 square feet. The proposed project or will not require grading. The property is a 8,712 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-202-001, located at **335 Rosemead Street** in the Santa Barbara 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:**

**Allen Bell, Planner: Seek size, scale, neighborhood compatibility input.**

**COMMENTS:**

- a. **Most additions in this neighborhood did not receive architectural review.**
- b. **The Board of Supervisors has allocated a budget for an unincorporated Goleta Community Plan visioning process.**
- c. **Tough situation because of basically three front yards. All elevations need to be addressed.**
- d. **Not good to stack a 2<sup>nd</sup> story on a busy corner with no visual relief; suggest staggering 2<sup>nd</sup> story back from Turnpike.**
- e. **Change in materials for 2<sup>nd</sup> floor possible.**
- f. **Darker colors would be better.**
- g. **Need landscape screening (trees and shrubs) on Turnpike side elevation.**
- h. **Keep roof hips, keep 2<sup>nd</sup> story plate height at 8 feet.**
- i. **Get rid of proposed top roof ridge point; the top roof angle is extreme.**
- j. **Existing roof has charming simplicity.**
- k. **Do not introduce new design elements.**

**Isla Vista/Goleta/Gaviota Areas/Hollister Ranch**

9. **05BAR-00000-00304 Cingular Wireless Goleta**  
05CUP-00000-00076 (Christina Cairns, Planner) **Jurisdiction: Permit Condition**

Request of Gorden Bell, agent for the applicant, Cingular Wireless, to consider Case No. 05BAR-00000-00304 for **conceptual review of a major conditional use permit to allow for the construction, operation and maintenance of an unmanned wireless communications facility on a 660 square foot lease area.** The proposed project will not require grading. The property is a 32.95 acre parcel zoned PI and shown as Assessor's Parcel Number 073-090-029, located at **6900 Devereux Way** in the Goleta area, Third 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:**

- a. **Add landscaping to soften impact.**
- b. **Need more large and small eucalyptus and shrubs to help screening.**
- c. **Tree color needs to match existing trees.**
- d. **Would like to know maximum build-out potential**
- e. **Green slats for fence around utility building are preferable.**

10. **05BAR-00000-00309 Cingular Monopine Telecom Facility Goleta**  
05CUP-00000-00073 (Andrea Chadden, Planner) **Jurisdiction: Permit Condition**

Request of Gordon Bell, agent for the owners, Cingular, to consider Case No. 05BAR-00000-00309 for **conceptual review of a 60 foot tall monopine telecom facility to be placed behind eucalyptus trees in heights of approximately 63 to 78 feet, plus an approximate 12 foot wide by 20 foot long by 10 foot high pre-fabricated equipment shelter located behind a retaining wall.** The following structures currently exist on the parcel: a large water tank of approximately 15,000 square feet and utility building of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.46 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-030-026, located at **Terminus of La Josa Road (not addressed)** in the Goleta area, Third Supervisorial District.

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

**11. 05BAR-00000-00236 Bond New Residence Goleta**  
**05LUP-0000-01045 (Dan Nemechek, Planner) Jurisdiction: Ridgeline - Urban**

Request of Hochhauser and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **further conceptual review of a conversion of an existing residence to a second residential unit of approximately 1,200 square feet (BAR review not required), with an attached garage/stairwell of approximately 572 square feet, a second story workshop of approximately 418 square feet, a new residence of approximately 4,877 square feet with an attached garage of approximately 532 square feet, a pool, and spa.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 475.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District. (Continued from 10/14/05 and Site Visit 11/08/05, 12/02/05 & 12/16/05)

**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:**

- **A big improvement from earlier design.**
- **Elevations are improved.**
- **Project can return for preliminary/final approval on consent.**

**12. 05BAR-00000-00226 Maxwell Residence Remodel / Addition Santa Barbara**  
**05CDH-00000-00032 (Alice Daly, Planner) Jurisdiction: Design Overlay**

Request of Jack Maxwell, owner, to consider Case No. 05BAR-00000-00226 for **final approval of a remodel and one story addition of approximately 1,800 square feet to an existing one story residence.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet with an attached garage of approximately 450 square feet. The proposed project will not require grading. The property is a 2.33 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-020, located at **4865 Vieja Drive** in the Goleta/Hope Ranch area, Second District Supervisorial District. (Continued from 10/14/05 and Site Visit 11/01/05, 11/18/05 & 12/16/05)

**ACTION: Donaldson moved, seconded by Froscher and carried by a vote of 6 to 0 to continued 05BAR-00000-00226 for final approval on consent with color board. The following comments were made by the Board of Architectural Review members present for this project:**

**PUBLIC COMMENTS:**

**Valerie Olsen:**

- **Why wasn't this house part of the Hacienda Vieja development plan?**
- **Worried about precedent.**

**Cynthia Gray:**

- **This house is more enormous.**

**Alice Daly, planner:**

- **Clarified that development of this parcel did receive careful attention during Hacienda Vieja approval process.**
- **Limits on development were set during Planning Commission hearings and this project complies.**

**SBAR COMMENTS:**

- **There was unfortunate prehistory to this project, but this looked far less visible [than other projects nearby] at BAR site visit.**
- **This project is in line with what we're comfortable with.**
- **Project can return for final approval on consent with color board.**

**13. Discussion**

**Dulnik Residence Addition and Attached Garage and Residential Second Unit** **Goleta**  
05LUP-00000-01207 (Allen Bell, Planner) **Jurisdiction: Request from P & D for Advice**  
Request of Planning and Development for BAR to render its advice on a proposal by Nicolas Vergara, architect for the owner, Eva Dulnik, for a **residence addition of approximately 1,663 square feet, attached garage of approximately 1,153 square feet and attached residential second unit of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,616 square feet and accessory structure of approximately 517 square feet. The proposed project will require nominal cut and fill. The property is a 14,374 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-081-002, located at **4507 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. **Too big, not compatible with neighborhood.**
- b. **Height and bulk are aggressive.**
- c. **Looks like two structures.**
- d. **If architect kept style of existing building and lowered and simplified, it might be better.**
- e. **Second unit might look better detached or with a break in roof lines.**

14. **03BAR-00000-00228**  
**St. George Addition & Conversion to 4 Unit Apartment/Condo Complex** **Isla Vista**  
02NEW-00000-00022 (Robert Dostalek, Planner) **Jurisdiction: DVP**

Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 03BAR-00000-00228 for **preliminary/final approval of an addition of approximately 2,226 square feet to an existing residence, including the conversion of a garage of approximately 455 square feet to habitable space and conversion of the resulting residence to a 4 unit apt/condo complex.** The following structures currently exist on the parcel: a residence of approximately 1,498 square feet and garage of approximately 455 square feet. The proposed project will not require grading. The property is an 11,303 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-035, located at **6554 Del Playa** the Isla Vista area, Third Supervisorial District. (Continued from 9/05/03 & 2/13/04)

**Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 to continue 03BAR-00000-00228 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Must have all required materials for review, included photos.**
- **All colors and materials must be on final plans.**
- **Project can return for preliminary/final approval.**

**Toro Canyon/Summerland/Carpinteria Areas**

15. **05BAR-00000-00295** **Breeden Residence Addition** **Toro Canyon**  
05CDP-00000-00141 (Lisa Martin, Planner) **Jurisdiction: Toro**

Request of Don Gragg, agent for the owners, Lindsey Breeden and Linda Breeden, to consider Case No. 05BAR-00000-00295 for **conceptual review of a residence addition of approximately 1,134 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,643 square feet. The proposed project will not require grading. The property is a 18,200 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-017, located at **226 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District.

**PUBLIC COMMENT:**  
**Chris Hall**

- **Concerned about precedent set by size. There are very few 2 stories in neighborhood.**

**SBAR COMMENTS:**

- BAR will do drive-by to understand neighborhood.**
- Would like planner to provide neighborhood compatibility statistics.**
- When a remodel is proposed that completely changes character, intrinsic value of existing structure is low – might consider a complete rebuild.**
- Even though footprint is same, it would make big impact.**
- Mediterranean architectural style is more imposing.**
- Looks bulky – would suggest more detail.**

**16. 05BAR-00000-00302 Handtmann Employee Dwelling and Carport Toro Canyon  
05CUP-00000-00069 (Allen Bell, Planner) Jurisdiction: Toro**

Request of William Cooper, architect for the owner, George Handtmann, to consider Case No. 05BAR-00000-00302 for **conceptual review of an employee dwelling of approximately 1,232 square feet, covered deck and stairs of approximately 762 square feet and a carport of approximately 180 square feet.** The following structures currently exist on the parcel: a barn, hay storage building, horse stalls and corrals. The proposed project will not require grading. The property is a 10.82 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-210-050, located at **333 Lambert 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. No further comments were made by the Board of Architectural Review members present for this project.**

**17. 05BAR-00000-00200  
Gabbert New Residence, Garage, Guest House, Cabana and Carport Toro Canyon  
05LUP-00000-01065 (Peter Lawson, Planner) Jurisdiction: Ridgeline - Rural**

Request of Dave Mendro of Neumann Mendro Andrulaitis architect, for the owners, John and Marthe Gabbert, to consider Case No. 05BAR-00000-00200 for **preliminary approval of a new residence of approximately 4,900 square feet, garage of approximately 793 square feet, guest house of approximately 560 square feet, cabana of approximately 799 square feet and carport of approximately 425 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 42.68 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-150-021, located at **568 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 8/19/05)

**Froscher moved, seconded y Donaldson and carried 6 to 0 to grant preliminary approval of 05BAR-00000-00200. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- Concerned that the titanium will be too reflective.**
- Like the design.**
- Appreciate the grading plan.**
- Show plantings for graded slope areas.**
- Bring Rachel Tierney's biological report to next review.**
- Suggest putting a piece of titanium outside for a week.**
- Preliminary approval; return for final.**

**18. 05BAR-00000-00311 Ford Residence Remodel and New Garage/Workshop Toro Canyon  
05LUP-00000-01308 (Lisa Martin, Planner) Jurisdiction: Toro**

Request of Tai Yeh, architect for the owner, Doug Ford, to consider Case No. 05BAR-00000-00311 for **conceptual review of a detached garage of approximately 260 square feet with attached workshop of approximately 120 square feet, residence addition of approximately 480 square feet and open porch area of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,826 square feet and garage of approximately 528 square feet. The proposed project will not require grading. The property is a 1.32-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-051, located at **2840 East Valley 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. No additional comments were made by the Board of Architectural Review members present for this project.**

19. **05BAR-00000-00315**                      **Kelsey New Residence**                      **Carpinteria**  
05CDP-00000-00156, (Julie Harris, Planner)                      **Jurisdiction: Ridgeline - Rural**  
05CUP-00000-00080

Request of Karl Ward, agent for the owner, John Kelsey, to consider Case No. 05BAR-00000-00315 for **conceptual review of a new residence of approximately 2,400 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,900 cubic yards of cut and approximately 800 cubic yards of fill. The property is a 39,105 square foot parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-160-007, located at **7225 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District.

**ACTION: Dole moved, seconded by Roberts and carried by a vote of 6 to 0 to drop 05BAR-00000-00315 from the agenda at the request of the applicant and Planning and Development. See Agenda Status Report.**

20. **05BAR-00000-00231**  
**Ensing Porch Variance and Wall Conditional Use Permit**                      **Summerland**  
04VAR-00000-00003/05CUP-00000-00063      (Lisa Hosale, Planner)                      **Jurisdiction:**  
**Summerland**

Request of Jay Higgins, agent for the owners, Mark Wayne Ensing, to consider Case No. 05BAR-00000-00231 for **further conceptual review of a Variance to allow a new 350 square foot porch 5 ½ feet from the right of way, and a 3 foot high planter 2 feet from the right of way. The Conditional Use Permit would allow a new 8 foot high retaining wall with a 2 foot lattice on top to be located in the front yard setback.** The following structures currently exist on the parcel: a permitted residence of approximately 800 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-039, located at **2186 Hardinge Street** in the Summerland area, First Supervisorial District. (Continued from 10/14/05)

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

**PUBLIC COMMENT:**

**Tom Evans:**

- **Generally happy, but question of light fixture.**
- **Plans do not clearly show heights of walls.**
- **Not sure if photos are adequate to show front appearance.**
- **Needs adequate landscaping.**

**BAR COMMENTS:**

- **If wood is not used for top of retaining wall, use some material that has visual penetration on the top.**
- **Stop masonry at floor level.**

21. **01BAR-00001-00254**                      **Montecito Ranch Estates Gates and Lighting**                      **Summerland**

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02IMPC-00000-00002 (Morgan Jones, Planners) **Jurisdiction: Ridgeline -Urban**  
Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00001-00254 for **revised final approval on new entry gates and lighting fixtures**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 46.44 acre parcel zoned RR-5 and shown as Assessor's Parcel Numbers 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District. (Continued from 11/30/01, 1/18/02, 2/15/03, 11/19/04, 6/10/05, 7/15/05 & 8/12/05 & 9/16/05)

**Project was not heard and was continued at the request of the applicant.**

22. **01BAR-00000-00138 Montecito Ranch Estates Grading and New Fountain Summerland**  
01RMM-00000-00007 (Morgan Jones, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00000-00138 for **revised final approval of grading changes to the pond and the addition of a fountain**. No structures currently exist on the parcel. The proposed project will require approximately 4,200 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 5.23 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-036, located at **2790 Via Real** in the Summerland area, First Supervisorial District. (Continued from 09/21/01, 11/02/01, 11/30/01, 01/18/02, 02/15/02 & 3/22/02 & 7/25/03 & 8/8/03)

**C. Roberts moved, seconded by Donaldson and carried by a vote of 6 to 0 to continue 01BAR-00000-00138 for further revised final approval. The following comments were made for this project:**

**PUBLIC COMMENT:**

**Mary Holzhauser (letter):**

- **Oppose. Entry and fountain too formal.**

**David & Nancy Hill (letter):**

- **Oppose. Please uphold Summerland Plan.**

**Reeve Woolpert:**

- **Following rules is important.**
- **Long-time problems with neighbors.**
- **Fountain does not work with lighting.**

**Royce Stauffer, Carpinteria Valley Association:**

- **Shouldn't be any variance from the Summerland Plan.**

**Tom Evans:**

- **White hole policies were put on this property to maintain rural character.**
- **Lighting on fountain inappropriate**
- **Pittisporum/myoporium not approved.**
- **Approved landscaping plan was more informal.**

**SBAR COMMENTS:**

- Have a history of problems with this project. Uncomfortable with reviewing this because it is already installed.**
- Submit plans prior to installation.**
- Would not approve fountain. Does not seem rural.**
- Lighting is not in line with Summerland Guidelines or appropriate to rural character of neighborhood.**
- Okay with reduction in grading.**
- Project continued.**

05VAR-00000-00005 (Steve Chase, Planner)

**Jurisdiction: Ridgeline - Rural**

Request of Raymond Appleton, agent for the owner, Patrick M. Nesbitt Family Trust, to consider Case No. 06BAR-00000-00006 for **conceptual review of a variance from the maximum floor area ratio of the Summerland Community Plan to convert 9,193 net square feet (9,797 gross square feet) of existing interior uninhabitable under-story area of a residence to a habitable basement. The existing single family dwelling is 8,000 square feet (net). The resulting net area would be approximately 17,193 square feet.** The following structures currently exist on the parcel: a residence of approximately 8,000 square feet, attached garage of approximately 750 square feet, pool house of approximately 800 square feet, guesthouse of approximately 800 square feet, accessory building of approximately 1,000 square feet and foot stable of approximately 13,487 square feet (including two agricultural employee dwellings). The proposed project will not require grading. The property is a 19.73 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-056, located at **2800 Via Real** in the Summerland 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:**

**PUBLIC COMMENT:**

**Richard Johnson (letter):**

- **House is maxed out without basement.**

**Royce Stauffer, Carpinteria Valley Assoc:**

- **Looks like this was originally planned this way.**
- **Summerland Plan should be upheld.**

**Tom Evans:**

- **Should do site visit.**
- **Not a low-impact building.**
- **Doesn't comply with Summerland plate heights.**
- **Question of what the area would be used for – need to know impacts of events.**
- **Glass in arches will have reflectivity.**
- **Original landscape plan not carried out.**

**Steve Chase, Development Review Deputy Director:**

- **There is currently serious litigation going on between the applicant and the County.**
- **P&D requests that SBAR focus on basement design only – not land use issued.**

**SBAR COMMENTS:**

- Front elevation is not in approved plans; photos of front look different from approved plans.**
- As presented, would not be up to standards for SBAR findings for mass, bulk, scale, compatibility.**
- Summerland Plan requires rural character.**
- Aesthetically it is now a bigger building. Looks too massive.**
- What was approved by BAR as a terrace wall is now a building wall, thus height becomes an issue. Would probably require a height variance, and according to Summerland Plan, a height variance cannot be made.**
- Whole building needs to be improved.**
- Building of this mass and scale needs more landscaping.**
- Railings are not as approved.**
- Whole understory should be in stone or something more rural.**
- If elevation was broken down with a planter in place (as approved) it would be better.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Pamela Ferguson-Ettinger moved, seconded by Kathryn Dole, and carried by a*

BOARD OF ARCHITECTURAL REVIEW COMMITTEE MINUTES

Meeting of January 27, 2006

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***vote of 6 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, February 24, 2004 in the Santa Barbara County Board of Supervisors Hearing Room, 4<sup>th</sup> Floor, 105 E. Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 4:25 P.M.

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