



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of February 2, 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	
Michelle Gibbs	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
Robin Donaldson	
Valerie Froscher	
Pamela Ferguson-Ettinger	
Martha Gray	
Anita Hodosy	BAR Secretary
Michelle Gibbs	Planner III

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

Derek Johnson, from Comprehensive Planning notified the SBAR of an upcoming Mission Canyon Design Guidelines Workshop on February 24th and invited SBAR members to attend and to represent the SBAR. A public draft of the Design Guidelines is tentatively scheduled to be released to the public in April 2007. They plan to bring the draft guidelines to SBAR for their review and comments after that.

- Pamela requested that an incentive program for good design be investigated for the program.
- Jeremy, Martha and Chris are interested in attending.

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

- Drop Item C-1 05BAR-00000-00040 Cohen New Residence from the agenda at the request of the applicant.
- Continue Item 2 06BAR-00000-00001 to the meeting of March 2, 2007 at the request of the applicant.
- Drop Item 4 06BAR-00000-00001 Firefox Sandstone Carving Facility from the agenda at the request of the applicant.
- Drop Item 7 06BAR-00000-00315 Mormann Residence Addition and Setback Modification from the agenda at the request of the applicant.

III. MINUTES: Froscher moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson abstains) to approve the Minutes of January 19, 2007.

IV. CONSENT AGENDA:

C-1. 05BAR-00000-00140 Cohen New Residence Toro Canyon
05LUP-00000-00581 (Errin Briggs, Planner) Ridgeline: Rural

Request of Robin Donaldson, architect for the owners, John and Marcia Cohen, to consider Case No. 05BAR-00000-00140 for **final approval on consent of a new residence of approximately 4,817 square feet and attached carport of approximately 1,172 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-230-003, located at **814 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/08/05 & 8/11/06 & 11/03/06 & 1/05/07)

ACTION: Gray moved, seconded by C. Roberts and carried by a vote of 6 to 0 to drop 05BAR-00000-00140 from the agenda at the request of the applicant. *See Agenda Status Report.*

C-2. 05BAR-00000-00320 McLaughlin Residence Remodel/Addition Summerland
05CDP-00000-00155 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban

Request of Joaquin Ornelas, agent, for Patrick McLaughlin, owner, to consider Case No. 05BAR-00000-00320 for **final approval on consent of a residence remodel and addition remodel of approximately 102 square feet with a rear deck addition of approximately 604 square feet. Also proposed is a rebuilt front deck (as-built) & replacement of existing windows (as-built).** The following structures currently exist on the parcel: a residence of approximately 1,291 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 005-132-018, located at **2225 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 2/24/06, 5/12/06, 6/02/06 & 9/22/06)

ACTION: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 6 to 0 to continue 05BAR-00000-00320 for further final on consent at the meeting of 2/09/07. The following comments were made by the SBAR members present for this project:

COMMENTS:

- a. No gates shall be constructed.
- b. Select new light fixtures that are hooded. Replace existing light fixtures with hooded fixtures.
- c. Siding must match existing.
- d. Provide details for where siding connects to roof to match existing.

Motion: Continued until 2/9/07. Return for final on consent.

C-3. 06BAR-00000-00261 Poleshuk Residence Addition and Guest House Toro Canyon
06CDP-00000-00117 (Deborah Kramer, Planner) Jurisdiction: Ridgeline - Rural

Request of Susan Sherwin, agent for the owners, Lori and Steven Poleshuk, to consider Case No. 06BAR-00000-00261 for **final approval on consent of a residence addition of approximately 1,027 square feet and pool.** The following structures currently exist on the parcel: a residence of approximately 2,467 square feet and detached garage of approximately 532 square feet. The proposed project will require approximately 98 cubic yards of cut and approximately 85 cubic yards of fill. The property is a 1.12 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-140-046, located at **504 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/17/06 & 1/05/07)

ACTION: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 6 to 0 to grant final approval of 06BAR-00000-00261.

C-4 06BAR-00000-00159 Wells Residence Addition Mission Canyon
06LUP-00000-00610 (Errin Briggs, Planner) Jurisdiction: Ridgeline – Urban
06MOD-00000-00013

Request of Eric Knight, agent for the owner, Hilary Wells, to consider Case No. 06BAR-00000-00159 for **final approval on consent of a residence addition and remodel of approximately 412 square feet and a front yard setback modification of a deck, trellis and paving from 40 feet from center line to 36.5 from center line.** The following structures currently exist on the parcel: a residence of approximately 1,276 square feet. A garage does not exist. The proposed project will not require grading. The property is a 10,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-101-015, located at **2760 Williams Way** in the Mission Canyon area, First Supervisorial District. (Continued from 8/25/06 & 10/27/06)

ACTION: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 6 to 0 to grant final approval of 06BAR-00000-00159.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

- Jeremy Roberts was contacted by Beach Club owner to request a meeting with Jeremy and Pam Ferguson-Ettinger go over his preliminary design. SBAR believes that it is ok to meet with him one more time, but after that, he should submit an application for formal SBAR review.
- Due to anticipated lack of a quorum, the February 16, 2007 SBAR meeting will be rescheduled for February 23, 2007.

VI. STAFF UPDATE:

- ❖ Michelle Gibbs will serve as the new staff member to SBAR.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 06BAR-00000-00324 Sanderson Two Story Residence Addition Isla Vista
06CDH-00000-00057 (Jim Heaton, Planner) Jurisdiction: Coastal

Request of Sophie Calvin, agent for the owner, Greg Sanderson, to consider Case No. 06BAR-00000-00324 for **conceptual review approval of a two story residence addition of approximately 303 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 942 square feet and garage of approximately 276 square feet. The proposed project will not require grading. The property is a .10 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-222-019, located at **6516 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.

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:

- a. **Explore using different siding materials (e.g., different coursing) and color on the addition not to match the existing house to reduce the apparent mass; but keep it simple.**
- b. **At the entrance, consider using a 3-foot wide planter and if the tree in the front yard is not healthy, consider replanting a new tree.**

2. 06BAR-00000-00001 St. George New Residence Isla Vista
07CDP-00000-00001 (J. Ritterbeck, Planner) Jurisdiction: Design Control Overlay

Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 06BAR-00000-00001 for **conceptual review of a new residence of approximately 1,988 square feet with an attached garage of approximately 328 square feet and a perimeter fence around the property.** No structures currently exist on the parcel. The proposed project will require approximately 25cubic yards of cut and fill. The property is a 3,750 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-151-027, located on Pasado Road in the Isla Visa area, Third Supervisorial District.

ACTION: Gray moved, seconded by C. Roberts and carried by a vote of 6 to 0 to continue 06BAR-00000-00001 to the meeting of March 2, 2007 at the request of the applicant. See Agenda Status Report.

3. **06BAR-00000-00309** Lee Calroll Signage Goleta
06SCC-00000-00019 (Brian Banks, Planner) **Jurisdiction: Sign**
Request of Amy Lee, agent for the owner, Orfalga Irrevocable Trust, to consider Case No. 06BAR-00000-00309 for **conceptual review of a store front wall signs of approximately 15 square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 698 square feet. The proposed project will not require grading. The property is zoned C2 and shown as Assessor's Parcel Number 075-121-006, located at **888 Embarcadero Del Norte #C** in the Isla Vista area, Third Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent at the meeting of January 9, 2007. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- **Design of the sign is acceptable.**
 - **Only agendized for conceptual review. Return for preliminary/final on consent on 2/9/07**

4. **06BAR-00000-00318** Firefox Sandstone Carving Facility Goleta
06DVP-00000-00027 (Michelle Gibbs, Planner) **Jurisdiction: Development Plan**
Request of Kathleen Weinheimer, agent for the owner, Edward Langhorne, to consider Case No. 06BAR-00000-00318 for **conceptual review of three new buildings to conduct sandstone carving operations.** One Stone Carving Building of 3,000 square feet, a Fabrication Building of 1,250 square feet, and a storage building of 750 square feet would be constructed. The three new buildings plus a new area of asphalt between the buildings would occupy an area of approximately 12,000 square feet. The following structures currently exist on the parcel: a 3,000 square foot office and storage space and 1,500 square foot canopy. The proposed project would require less than 50 cubic yards of grading but would involve stockpiling of rock. The property is zoned AG-I-10 and shown as Assessor's Parcel Number 071-140-071, located at **5381 Ekwil Road** in the South Patterson Agricultural Block area, Second Supervisorial District.

ACTION: Gray moved, seconded by C. Roberts and carried by a vote of 6 to 0 to drop 06BAR-00000-00318 from the agenda at the request of the applicant. See Agenda Status Report.

5. **Discussion Item** Desilva/Gwnasekara Residential Second Story Addition Goleta
06LUP-00000-00575 (Nicole Mashore, Planner) **Jurisdiction: Section 2-33.12(e)**
Request of Joaquin Ornelas, architect for the owners, Asiri Desilva and Sharmila Gwnassekara, for **further discussion of second story residence addition of approximately 737 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,591 square feet and attached garage of approximately 558 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-412-015, located at **5086 Parkwood Place** in the Goleta area, Second Supervisorial District.
(Continued from 8/25/06 & 10/27/06)

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:

- Make windows on the second story addition larger as in previous plans now that the roof over the garage has been lowered.**
- Consider recessing two plaster elements on the side of the doors and windows.**
- Study the back guestroom to try to step this area of the second story addition back.**

6. 04BAR-00000-00001 Hourigan Subdivision Goleta
02TRM-00000-00005 (Michelle Gibbs, Planner) Ridgeline: N/A

Request of Laura Bridley, agent for the owner, Terri Hourigan, to consider Case No. 04BAR-00000-00001 for **further conceptual review of a residential subdivision and development of six new single-family residences. The new residences on Lots 1 and 2 would be one-story with 2,966 square feet and 2,992 square feet first floors and 1,248 square feet and 1,634 square feet basements, respectively. The new residences on Lots 3 through 6 would be one-story also with first floors of 2,834 square feet, 2,844 square feet, 2,839 square feet, and 2,445 square feet with basements of 2,319 square feet, 2,319 square feet, 2,319 square feet, 2,314 square feet respectively. The proposed project includes one open space lot, Lot 9.** The following structures currently exist on the parcel: Lot 8 an existing residence and garage of approximately 4,600 square feet with three accessory buildings, Lot 7 a residence and garage of approximately 3,132 square feet and Lot 6 a modular home and garage to be removed. The proposed grading has not been finalized. The property is a 5.8 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 069-060-040, located at **1118 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. (Continued from 1/16/04, 10/03/03, 3/12/04, 7/15/05 & 9/15/06 & 11/03/06)

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:

Public Comments:

Joanie Jones:

- **Plans not acceptable yet because they have not addressed the SBAR's comments on plate heights yet. Neighbors will be surprised by the new discovery of removal of more oak trees on Lots 1 and 2.**

Youli Li:

- **Happy with the changes made so far by the architect.**
- **Glad to see that architect will address SBAR's comments during the last meeting regarding lowering the plate heights.**
- **Wants to see more details on the wall design along the east property line adjacent to May Court residences.**
- **Tree plantings along the east property line adjacent to May Court residences may be too large – concerned that they might shade the May Court residences and generate debris. Request that these trees be medium sized evergreen trees.**

Jack Easterbrook:

- **Thinks project should move forward. Feels Terri has made as many changes as possible and is concerned that new issues keep coming up.**

Kenan Ezal (submitted letter signed by 28 neighbors):

- **Thanks Terri for the changes made so far.**
- **Wants to see the final plans before they go to the Planning Commission including changes made to the plate heights and max. height and requests that the plans have no inconsistencies.**
- **Requests that max. height also be reduced one foot on Lot 6 as it is now apparent that this lot will be more visible than realized previously after clearing was conducted in order to install story poles.**

Ender Kuntsal:

- **Glad to see that the architect will address SBAR's comments during the last meeting regarding lowering the plate heights.**
- **Wants to see the arborist report with the final numbers of trees planned to be removed and encroached on.**

Susan Schniepp:

- **Amazed at how few trees would be removed on the property with the new development.**
- **Urges SBAR to recommend approval of this project.**

Scott Houston:

- **Wants to endorse the efforts of Terri Hourigan.**

- This is too much oversight and too much of a burden on Terri. Project seems excessively expensive.
- Requests that the County consider how the SBAR can shift its procedures.

Cecilia Brown:

- **At the Planning Commission hearing:**
- She wants to be clear on the public improvements and landscaping that will take place.
- She wants to know what guest parking spaces are available to reduce offsite parking.
- She is concerned with relocation of the sycamore on Lot 3.
- She has continued concerns about the viewshed from North Patterson looking east.

SBAR comments:

- a. As stated in the November SBAR meeting, the majority of plates on residences on Lots 3 through 5 shall be reduced to 9 feet. In addition, the overall intent of this comment was to bring the maximum height of each structure down. Therefore, the maximum height of residences on Lots 3 through 5 shall be brought down by one foot.
- b. Architect states that the plate heights have not been addressed yet but will be addressed prior to the Planning Commission hearing. SBAR members are concerned that after the hearing, the SBAR will not have the ability to make comments on the plate heights if their comments are left unaddressed.
- c. More native oaks and native shrubs need to be planted along Patterson on Lots 1, 2, and 3 to screen the new houses and provide a better transition to the "oak woodland" look of the property.
- d. There are still concerns with the hedge along Patterson Avenue. Needs to be broken up further to allow views of the existing oaks on the site and the new landscaping. Please refer to minutes of previous meeting on this item.
- e. SBAR commends the efforts to date on addressing SBAR and neighbor comments.

7. 06BAR-00000-00315

Mormann Residence Addition & Setback Modification

Hope Ranch

06MOD-00000-00315 (J. Ritterbeck, Planner)

Jurisdiction: 35-82.130.D(2) - Urban

Request of Paul R. Zink, architect for the owners, Kerry and Nancy Mormann, to consider Case No. 06BAR-00000-00315 for **conceptual review/preliminary approval of a residential addition of approximately 345 square feet and a modification to the front and side setbacks.** The following structures currently exist on the parcel: a residence of approximately 3,064 square feet with attached garage of approximately 441 square feet and detached guest house of approximately 800 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-004, located at **977 Via Rosita** in the Hope Ranch area, Second Supervisorial District.

ACTION: Gray moved, seconded by C. Roberts and carried by a vote of 6 to 0 to drop 06BAR-00000-00315 from the agenda at the request of the applicant. See Agenda Status Report.

8. 02BAR-00000-00368

Hacienda Vieja Residences

Santa Barbara

02TPM-00000-00002 (Michelle Gibbs, Planner)

Ridgeline: N/A

Request of Jack Maxwell, owner, to consider Case No. 02BAR-00000-00368 for **final approval of 4 new single family residences. The residences on Lots 1 and 3 would each total 3,200 square feet of habitable space, with an attached 400 square foot two-car garage each, the residence on Lot 2 would total 3,386 square feet habitable space with an attached 480 square foot two-car garage, and the residence on Lot 4 would total 3,190 square feet of habitable space with an attached 470 square foot two-car garage.** The following structure currently exists on the parcel: A single family residence of approximately 2,600 square feet. Parcel 1 is a 1.16 acre parcel and Parcel 2 is a 2.33 acre parcel zoned DR-2 and shown as Assessor's Parcel Numbers 065-240-019 and -020, located at **4865 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/21/03 & 5/9/03 & 6/06/03 & 12/08/06)

ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to continue 02BAR-00000-00368 for further final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public comments:

Valerie Olsen, More Mesa Coalition:

- Requests the use of the dark, earth tone colors on the houses and screening landscaping.

SBAR comments:

- a. As stated during the last SBAR meeting on this item, do not use a lighter color than La Habra X-61721 for the house color.
- b. Roof material is fine.
- c. Make proposed Jacaranda on the southwest property line, a sycamore or oak. Plant 3 additional sycamores south of this tree, one of which should be a 36" box tree.
- d. Use a controller for the irrigation system.
- e. Return for final approval. Bring color boards, full set of plans with a color scheme for each new house, and revised landscape plans addressing today's comments.

**9. 06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara
06DEV-00000-00006 (Michelle Gibbs, Planner) Jurisdiction: DVP**

Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review of a second dwelling of approximately 2,254 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.07 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06 & 9/22/06 & 12/08/06)

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

COMMENTS:

Public comments:

Charlie Kolstad (submitted letter):

- Concerned with neighborhood compatibility.
- Requests that the second dwelling be small, very low, dark colored and unobtrusive when viewed from More Mesa.
- Consider attaching the apartment to the current residence rather than adding an additional building which would be in better keeping with the current design of the neighborhood.

Valerie Olsen, More Mesa Coalition:

- Requests that height and area of the second dwelling both be reduced.

SBAR comments:

- a. Make the building sit lower on the horizon making it subordinate to the primary residence. Will likely need to reconfigure the clearstory to accomplish this. Must break up the continuous second story roofline. Consider possible alternate design solutions to accomplish heat gain.
- b. Articulate the south elevation as seen from More Mesa to reduce the apparent bulk of this elevation.
- c. Use understory space as living space to reduce the overall mass of the house and to lower the height. Use this approach to step the house down the hillside.
- d. Please address SBAR comments before returning. Ok to bring sketches.

10. 06BAR-00000-00241 Elconin New Residence Santa Barbara
06LUP-00000-00868 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline- Urban

Request of David Winitzky, architect for the owners, Gordon and Robbie Elconin, to consider Case No. 06BAR-00000-00241 for **preliminary/final approval of a new residence and garage of approximately 4,868 square feet with pool and spa.** No structures currently exist on the parcel. The proposed project will require approximately 42.59 cubic yards of cut and approximately 109.93 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-017, located at **1220 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/27/06 & 12/08/06)

ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson absent) to grant preliminary approval of 06BAR-00000-00241. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Appreciates improvements made.**
- b. **Select a plaster mottling (blend) that is one tone darker than the base; color selected as the base is ok.**
- c. **Add larger canopy trees along north edge of the property.**

Motion: Preliminary approval. Return for final approval and bring details.

Mission Canyon/Santa Barbara/Hope Ranch Areas

11. 06BAR-00000-00252 Hammer Residence Addition and New Three Car Garage Mission Canyon
06LUP-00000-00949 (Amy Trester, Planner) Jurisdiction: Mission

Request of Dale Pekarek, architect for the owners, Steve and Amy Hammer, to consider Case No. 06BAR-00000-00252 for **preliminary/final approval of a residence addition of approximately 324 square feet, conversion of existing garage to habitable space of approximately 724 square feet and a new three car garage of approximately 693 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,998 square feet and attached garage of approximately 799 square feet. The proposed project will not require grading. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-070-035, located at **1324 Los Canoas Lane** in the Mission Canyon area, First Supervisorial District. (Continued from 11/17/06)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to grant preliminary approval of 06BAR-00000-00252. The following comment was made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Design seems appropriate.**

Motion: Preliminary approval. Return for final approval and bring details.

12. 05BAR-00000-00281 Adizes New Residence Carpinteria
06CDP-00000-00065 (Selena Buoni, Planner) Jurisdiction: Ridgeline - Rural

Request of Bill Wolf of Pacific Architects, architect for the owners, Ichak and Nurith Adizes, to consider Case No. 05BAR-00000-00281 for **final approval of a new residence of approximately 7,131 square feet and garage of approximately 650 square feet and a new pool and spa.** No structures currently exist on the parcel. The proposed project will require approximately 2,020 cubic yards of cut and approximately 1,050 cubic yards of fill. The property is a 5.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-190-042, located at **6404 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/05, 4/21/06, 7/21/06 & Site Visit 9/12/06 & 9/15/06 & 11/3/06)

ACTION: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson absent, Froscher abstains) to grant final approval of 05BAR-00000-00281. The follow comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- Proposed house color is too light. Use a color no lighter than La Habra X-61721.

Motion: Final approval.

Toro Canyon/Summerland/Carpinteria Areas

13. 06BAR-00000-00325 Frampton Residence Additions Toro Canyon

07LUP-00000-00009 (Errin Briggs, Planner) **Jurisdiction: Ridgeline -Rural**

Request of Kevin Frampton, owner, to consider Case No. 06BAR-00000-00325 for **conceptual review of a dining room addition of approximately 274 square feet to a previously approved residence (03BAR-0000-00026) under construction and a new greenhouse of approximately 544 square feet. Project also includes the relocation of the pool, the cabana and the trellis.** The following structures currently exist on the parcel: **existing permitted new residence of approximately 10,155 square feet, cabana of approximately 392 square feet with an adjacent trellis of approximately 625 square feet, an accessory structure of approximately 200 square feet, pool, tennis court, and landscaping.** The proposed project will not require grading. The property is a 12.84 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-018, located at **3010 Vista Linda** 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 comments:

Paul Recsei, Ladera Area Neighborhood Association:

- Concerned with lighting and potential impacts to neighbors to the north. After learning that the lighting would be shielded, neighbor ok with lighting.

SBAR Comments:

- Design seems appropriate.
- Return for preliminary/final approval. Bring lighting details, color board with photos of the existing residence.

14. 06BAR-00000-00307 Marquez Residence Additions Carpinteria

06CDH-00000-00055 (Jim Heaton, Planner) **Jurisdiction: Toro Canyon/Coastal**

Request of Jack Shaffer, architect for the owners, Tim and Bernie Marquez, to consider Case No. 06BAR-00000-00307 for **conceptual review of a residence addition of approximately 62 square feet entryway and remodel of entry stairs to an existing residence; replacement of an entrance gate, columns, and fence; demolition of the rear deck to be replaced by a stone veneer over wood patio; and exterior remodel including replacement of the side "catwalk" deck, garage door, driveway and stone planters, and rail and posts on balconies.** The following structures currently exist on the parcel: a residence and attached garage of approximately 2,871 square feet. The proposed project will not require grading. The property is a 7,405 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-029, located at **3579 Padaro Lane** 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/preliminary approval and site visit on March 2, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public comments:

Ed Eng:

- Happy with most of the proposed changes and the efforts that the owner has gone through to address his issues. However, still concerned with privacy issues associated with the proximity of the proposed spa to his property (deck).

SBAR comments:

- SBAR requests a formal site visit during the next meeting.
- Use more discrete lighting at the entrance and lighting should be shielded (e.g., Aurora lights).
- Return for conceptual/preliminary approval.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Valerie Froscher 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 3:45 P.M.