



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of February 11, 2005

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	1st-Vice Chair	Engineering Building, Room 17
James King	2nd-Vice Chair	123 East Anapamu Street
Bethany Clough		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Valerie Froscher		
Greg Ravatt		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	BAR Secretary	
Alice Daly	Planner II	

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

COMMITTEE MEMBERS PRESENT:

Robin Donaldson	Chair
Kathryn Dole	1st.Vice Chair
James King	2 nd Vice Chair
Pamela Ferguson-Ettinger	
Valerie Froscher	
Chris Roberts	
Kris Fisher-Miller	
Anita Hodosy	BAR Secretary
Alice Daly	Planner II

COMMITTEE MEMBERS ABSENT: Bethany Clough and Greg Ravatt

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: All Project will be reviewed.

III. MINUTES:

- Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 6 to 0 (Fisher-Miller abstains, Clough and Ravatt absent) to approve the Minutes of January 14, 2005 as amended.
- Ferguson- Ettinger moved, seconded b Froscher and carried by a vote of 7 to 0 (Clough and Ravatt absent) to approve the Minutes of January 28, 2005 as amended.

IV. CONSENT AGENDA:

- C-1. 04BAR-00000-00087 Shahrouzi New Residence Lompoc**
04LUP-00000-00337 (Lilly Okamura, Planner) Ridgeline: Urban
Request of Brad Vernon, agent for the owner, Sean Shahrouzi, to consider Case No. 04BAR-00000-00087 for **final approval on consent of a new residence of approximately 5,000 square feet.** No structures currently exist on the parcel. The proposed project will require 925 cubic yards of cut and 1,221 cubic yards of fill. The property is a 3.98 acre parcel zoned RR and shown as Assessor's Parcel Number 097-700-047, located at **2670 Le Valley Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 5/14/04, 10/15/04 & 12/03/04)
No motion was taken. Project was continued to the meeting of February 25, 2005, due to lack of representation.
- C-2. 00-BAR-438 Davenport Residence Addition Mission Canyon**
00-LUS-742 (Amy Trester, Planner) Ridgeline: Urban
Request of the owner, Norma Davenport, to consider Case No. 00-BAR-438 for **revised final approval on consent for elevation changes. (Previously approved project was for additions to an existing residence and grading.)** The property is a 1.01 acre parcel zoned 1-E-1-D and shown as Assessor's Parcel Number 023-070-006, located at **2300 Las Canoas Road** in the Mission Canon area, First Supervisorial District. . (Continued from 01/12/01 & 2/16/01)
ACTION: Froscher moved, seconded by Roberts and carried by a vote of 7 to 0 (Clough and Ravatt absent) to grant revised final approval on consent of 00-BAR-438.
- C-3. 02BAR-00000-00277 Metz New Agricultural Buildings Santa Ynez**
02LUP-00000-00983 (Nicole Losch, Planner) Ridgeline: Rural
Request of Jeremy Roberts, architect for the owners, Christie and Henry Metz, to consider Case No. 02BAR-00000-00277 for **revised final approval on consent of two new agricultural buildings of approximately 9,811 and 3,666 with Hillside and Ridgeline Finding # 2, to be made.** The following structures currently exist on the parcel: A single family dwelling of approximately 3,256 square feet and barn of approximately 4,000 square feet. The proposed project will require approximately 2,412 cubic yards of cut and approximately 2,412 cubic yards of fill. The property is a 117.48 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 141-240-028, located at **1120 Count Fleet** in the Santa Ynez area, Third Supervisorial District. (Continued from 10/04/02, 11/15/02 & 12/06/02 & 2/21/03)
ACTION: Froscher moved, seconded by Roberts and carried by a vote of 7 to 0 (Clough and Ravatt absent) to grant revised final approval on consent of 02BAR-00000-00277.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: Planning Commission is conducting a work shop for Orcutt Market Place on March 9, 2005 in the Santa Maria Planning Commission Room. Board of Architectural Review Members are invited to attend with comments.

VII. STANDARD AGENDA:

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

- 1. 01BAR-00000-00247 Providence Landing Lompoc**
01DVP-00000-00016 (Steve Rodriguez, Planner) Ridgeline: N/A

Request of Greg Ravatt, architect for the owner, Capital Pacific Homes, to consider Case No. 01BAR-00000-00247 for **conceptual review of landscaping for the public park and Home Owners Association recreation area; architectural review of a one story recreation center of approximately 2,500 square feet, pool cabana of approximately 290 square feet and architectural review of a two story concession stand of approximately 1,080 square feet with second story office of approximately 200 square feet. Providence Landing consists of an 11.7 acre new community park and 61 affordable units. Project also consists of 267 single dwelling homes which do not need BAR approval.** No structures currently exist on the parcel. The proposed project will require approximately 520,000 cubic yards of cut and approximately 554,000 cubic yards of fill. The property is a 140 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 097-371-021, located **south of Vandenberg Village** in the Lompoc area, Third Supervisorial District. (Continued from 12/14/01, 04/26/02, 1/17/03, 6/27/03, 7/11/03, 8/22/03 10/03/03, 10/17/03, 10/31/03, 11/14/03, 1/09/04, 1/30/04 & 2/13/04)

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

COMMENTS:

- **Architecture looks good.**
- **Landscaping plans need to be more clearly presented to show this phase in relation to other phases of this project and the offsite context.**
- **Need to clarify stone wainscotting detail.**
- **Before next review, provide a printout of planting key.**
- **Take advantage of existing slope's natural form in relation to sports fields for viewing areas for family members.**
- **Concerned with how park works with entire site -- the transitions into other parts of the project.**
- **Show how various fencing and wall types interrelate and develop a clear overall concept.**
- **Fencing design needs to be up to standards of architecture.**
- **Could come back for conceptual/preliminary/final if entire project could be presented in context.**

- 2. 04BAR-00000-00050 Bedford Enterprises Recycling Facility/Multi-Tenant Development Santa Maria**
04DVP-00000-00008 (Adam Baughman, Planner) Ridgeline: N/A

Request of Tom Martinez, architect for the owners, Mary Ball (K & B Trucking), and the applicants, Bedford Enterprises, to consider Case No. 04BAR-00000-00050 for **further conceptual review of an establishment of a recycling facility utilizing an existing 4,958 warehouse and two proposed 12,000 square feet multi-tenant buildings (for a total of 24,000 square feet of new building development).** The following structures currently exist on the parcel: a metal building of approximately 4,958 square feet. The proposed project will require minimal grading (<50 cubic yards) for building pad preparation. The property is a 3.39 and 2.13 acre parcel zoned M-2 and shown as Assessor's Parcel Numbers 111-030-023/024, located at **2220 South F. Street** in the Santa Maria area, Fifth Supervisorial District. (Continued from 3/26/04 & 7/09/04 & 8/27/04)

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

COMMENTS:

- **Plant materials and shrub densities look good.**
- **Can come back for preliminary/final on consent with planner letter.**
- **Bring back final color board with note that new colors will match existing.**

**3. 04BAR-00000-00213 Congregation of Church of Christ Addition Santa Maria
04AMD-00000-00006 (Brian Foss, Planner) Ridgeline: N/A**

Request of Kelly Bakke, agent for the owner, Congregation of Church of Christ, to consider Case No. 04BAR-00000-00213 for **preliminary/final approval review of an addition of approximately 2,852 square feet to an existing church. Addition includes a kitchen, classrooms, office bathrooms and a dining hall.** The following structures currently exist on the parcel: a church of approximately 6,960 square feet. The proposed project will not require grading. The property is a 3.12 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 107-200-020, located at **795 E. Foster Road** in the Santa Maria area, Fourth Supervisorial District. (Continued from 9/10/04, 9/24/04, 10/15/04 & 11/05/04 & 12/17/04)

ACTION: Roberts moved, seconded by Fisher-Miller and carried by a vote of 6 to 0 (Clough, Ravatt and Donaldson absent) to continue 04BAR-00000-00213 for preliminary/final approval on consent at the BAR meeting of February 25, 2005. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Should be some planting within the courtyard to soften.**
- **Walkway and other elements look out of scale.**
- **Turn courtyard area into lawn and add vines to trellis -- suggest wisteria.**
- **Wrap stone wainscotting around east elevation to first door, and around west elevation to northwest corner of new addition.**
- **Replace palms with canopy trees -- suggest magnolias.**
- **Come back for further preliminary/final on consent with the details.**
- **Look at Marvin Integrity windows as option.**

**4. 04BAR-00000-00205 Graves New Residence Solvang
04LUP-00000-01021 (Megan Lowery, Planner) Ridgeline: Rural**

Request of James Armstrong, architect for the owners, Steve and Kathleen Graves, to consider Case No. 04BAR-00000-00205 for **further conceptual review of a new residence of approximately 6,908 square feet, an attached garage of approximately 1,332 square feet, courtyard of approximately 1,774 square feet. (Total of approximately 7,310 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 1,930 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 5 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-680-007, located at **1105 Fredensberg Canyon Road** in the Solvang area, Third Supervisorial District. (Continued from 9/10/04 & 12/03/04)

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

COMMENTS:

- **Project revisions have gone in the right direction.**
- **Can come back for preliminary with landscape plan -- want to see how landscaping works with grading.**
- **Proposed loggias are OK.**

5. 04BAR-00000-00266 Armenta New Residence and Accessory Structures Santa Ynez

04LUP-00000-01048 (Megan Lowery, Planner) Ridgeline: N/A
Request of Rick Coleman, Summit Architects and Cindy Lewis, architect and agent for the owner, Vincent Armenta, to consider Case No. 04BAR-00000-00266 for **preliminary approval of a new residence of approximately 6,558 square feet, pool cabana of approximately 748 square feet, barn of approximately 4,000 square feet, greenhouse of approximately 360 square feet and guesthouse with attached garage of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,500 cubic yards of cut and fill. The property is a 9.7 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 141-420-009, located at **3385 Baseline Avenue** in the Santa Ynez area, Third Supervisorial District. (Continued from 11/19/04 and 12/17/04)

ACTION: Dole moved, seconded by Roberts and carried by a vote of 6 to 0 (Clough, Ravatt and Donaldson absent) to continue 04BAR-00000-00266 for further preliminary and final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Recessed barn doors style is good.
- Windows and doors need more work: look at window proportions for cohesiveness. Make CAD drawings match renderings.
- Make CAD drawings larger so window detail can be seen better.
- Look at elevations as compositions. The composition and arch proportions of barn doors are not there yet. Need to be restudied.
- Landscape plan needs to reflect the full intent of the screening planting from 146.
- Consider permeable materials for paving.
- Come back for preliminary/final.

6. 04BAR-00000-00039 Sepulveda New Residence Lompoc

04LUP-00000-00153 (John Karamitsos, Planner) Ridgeline: Rural
Request of Rosie and Eddie Granados and Licho Carrillo, agents for the owner, Ezequiel Sepulveda, to consider Case No. 04BAR-00000-00039 for **further conceptual review of a new residence of approximately 5,733 square feet.** The following structures currently exist on the parcel: a residence, shed and horse barn. The proposed project will require approximately 2,768 cubic yards of cut and approximately 1,125 cubic yards of fill and approximately 1,643 cubic yards of export. The property is a 20.03 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-330-008, located at **3138 Avena Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 3/12/04)

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

COMMENTS:

- Need grading plan showing existing and proposed contours.
- Need to see contours at alternative building location at north corner of Avena Road.
- Need photos looking into site from various locations.
- Need proposed landscaping/erosion control plan for all graded areas.
- Consider alternative roof vents.
- Return for conceptual/preliminary.

7. 04BAR-00000-00210 Hubbard and Stauffer Residential Remodel/Addition Buellton

04LUP-00000-00849 (Megan Lowery, Planner) Ridgeline: Rural
Request of Douglas Jernberg, agent for the owners, Rick Hubbard and Judi Stauffer, to consider Case No. 04BAR-00000-00210 for **preliminary/final approval of an addition of approximately 1,722 square feet to an existing residence.** The following structures currently exist on the parcel: a residence and garage of approximately 2,966 square feet, barn of approximately 1,200 square feet and a barn of approximately 1,850 square feet. The proposed project will require approximately 42 cubic yards of cut and no fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-043-037, located at **1610 Cougar Ridge Road** in the Buellton area, Third Supervisorial District. (Continued from 9/10/04 & 10/29/04 & 1/14/05)

ACTION: Froscher moved, seconded by King and carried by a vote of 6 to 0 (Clough, Ravatt and Donaldson absent) to grant preliminary approval of 04BAR-00000-00210. 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:

- Looks great.
- Come back for final on consent with color board and details.
- Height exemption granted.

8. **04BAR-00000-00246** **Orcutt**
Di-Mac Development, Inc Residential Development (Cobblestone Creek)
(John Zorovich, Planner) Ridgeline: N/A
Request of Valerie Maillet, Larwin Company, applicants, to consider Case No. 04BAR-00000-00246 for **final approval of new 61 unit residential development with square footages to range between 2,100 and 3,200 square feet exclusive of garages.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 48.63 acre parcel zoned PD 1.8/PRD and shown as Assessor's Parcel Numbers 103-200-068,69 and 101-010-003, located at **Stillwell Road about ½ mile south of Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/01/04 & 10/29/04 & 11/05/04 & 12/17/04)

ACTION: King moved, seconded by Froscher and carried by a vote of 6 to 0 (Clough, Ravatt and Donaldson absent) to grant final approval o 04BAR-0000-00246.

9. **04BAR-00000-00333** **Santa Ynez**
Royal Oaks Winery
00-LUP-00000-06198 (Brian Tetley, Planner) Ridgeline: N/A
Request of Bob Easton, architect for the owner, Lawrence D. Dvtra, Royal Oaks Winery, to consider Case No. 04BAR-00000-00333 for **preliminary/final approval of architectural revisions to winery building from approximately 7,267 square feet to 7,081 square feet and Warehouse and Production Building front porch from approximately 1,440 square feet to 2,304 square feet. This proposed project is currently under construction with flatwork completed.** The proposed project will not require grading. The property is a 18.16 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 141-030-051, located at **3010 Roblar Avenue** in the Santa Ynez area, Third Supervisorial District. (Continued from 1/28/05)

ACTION: Froscher moved, seconded by Roberts and carried by a vote of 6 to 0 (Clough, Ravatt and Donaldson absent) to grant revised final approval of 04BAR-00000-00333. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Nice improvements to project.
- Revised Final Approval.

- 10. 04BAR-00000-00256 Running New Residence Hope Ranch**
04LUP-00000-01018 (Dan Nemechek, Planner) Ridgeline: Urban
- Request of Peter Becker, architect for the owner, Clayton Running, to consider Case No. 04BAR-00000-00256 for **conceptual/preliminary/final approval of a new residence of approximately 5,135 square feet with an attached garage of approximately 885 square feet.** The previously approved single family residence has been demolished and no structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 1.98 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-042, located at **1000 Via Tranquila** in the Hope Ranch area, Second Supervisorial District.
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Clough, Ravatt and Donaldson absent) to grant final approval of 04BAR-00000-00256. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
Planner comments:
- **Project received final BAR approval under name Lockwood, permit never issued, significant modifications now to previously approved plans. Pool not part of project now.**
- BAR Comments:**
- **Very nice project.**
 - **Final approval.**
- 11. 04BAR-00000-00342 Wilson/Goldmuntz Residence Addition and New Garage Hope Ranch**
05LUP-00000-00001 (Holly Bradbury, Planner) Ridgeline: Urban
- Request of Susette Naylor, architect for the owners, David Goldmuntz and Leesa Wilson-Goldmuntz, to consider Case No. 04BAR-00000-00342 for **conceptual review of a residence addition of approximately 4,288 square feet, remodel of approximately 1,729 square feet and demolition of approximately 1,711 square feet. The total proposed new residence is approximately 5,848 square feet with a terrace addition to an existing terrace of approximately 520 square feet and second level new deck of approximately 304 square feet, existing garage/guesthouse to be converted to guesthouse/wine cellar of approximately 724 square feet, a new garage of approximately 649 square feet and new pool and associated spa.** The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, guest/garage of approximately 724 square feet, deck of approximately 466 square feet and stable/storage building of approximately 1,350 square feet. The proposed project will require approximately 861 cubic yards of cut and approximately 301 cubic yards of fill. The property is a 2.9 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-141-013, located at **4178 Cuesta Drive** in the Hope Ranch area, Second Supervisorial District.
- Project received 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:**
- COMMENTS:**
- **Suggest stone on chimneys to break up vertical elements.**
 - **Look into stone veneer to break up under story.**
 - **Can come back for preliminary.**
- 12. 03BAR-00000-00148 Caird New Residence Santa Barbara**
01CDH-00000-00022 (Michelle Wilson, Planner) Ridgeline: N/A

Request of Angie Huff, architect for the owners, Ron and Patricia Caird, to consider Case No. 03BAR-00000-00148 for **further conceptual review of a new residence of approximately 2,899 gross square feet with an attached garage of approximately 516 square feet and exterior decking of approximately 1,650 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16,905 square foot parcel zoned AG-1 and shown as Assessor's Parcel Number 065-250-051, located at **1365 More Ranch Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03 & 11/14/03)

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:

Planner Comments:

- **Project is subject to discretionary approval. CEQA issues regarding potential significant cultural resources — current design reflects the best feasible protection of these resources.**
- **Please comment on beach stairs.**

BAR Comments:

- **Top cupolas distract from the intended simplicity.**
- **Revise photo simulation of beach access stairway to reflect plans.**
- **Would like to see it simplified, but materials are correct—looks beach-y.**
- **Consider simplifying roofline and massing.**
- **Entry area a little formal.**
- **Beach stairs look nice.**
- **Come back for preliminary/final.**

13. **03BAR-00000-00149 Caird New Residence Santa Barbara**
01CDH-00000-00023 (Michelle Wilson, Planner) Ridgeline: N/A

Request of Angie Huff, architect for the owners, Ron & Patricia Caird, to consider Case No. 03BAR-00000-00149 for **further conceptual review of a new residence of approximately 3,124 gross square feet with an attached garage of approximately 611 square feet and exterior decking of approximately 1,380 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16,905 square foot parcel zoned AG-1 and shown as Assessor's Parcel Number 065-250-050, located at **1369 More Ranch Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03 & 11/14/03)

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:

Planner Comments:

- **Project is subject to discretionary approval. CEQA issues regarding potential significant cultural resources — current design reflects the best feasible protection of these resources.**
- **Please comment on beach stairs.**

BAR Comments:

- **Top cupolas distract from the intended simplicity.**
- **Revise photo simulation of beach access stairway to reflect plans.**
- **Would like to see it simplified, but materials are correct—looks beach-y.**
- **Consider simplifying roofline and massing.**
- **Entry area a little formal.**
- **Beach stairs look nice.**
- **Come back for preliminary/final.**

14. **04BAR-00000-00331 Wyatt Residence Addition and New Garage Santa Barbara**
05LUP-00000-00023 (Amy Trester, Planner) Ridgeline: Urban

Request of James Bell, architect for the owner, Su Wyatt, to consider Case No. 04BAR-00000-00331 for **conceptual review of a residence addition of approximately 390 square feet and new garage of approximately 460 square feet.** The following structures currently exist on the parcel: a residence of approximately 836 square feet. The proposed project will require approximately 43 cubic yards of cut and no fill. The property is a 7,390 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-163-024, located at **884 Cheltenham Road** in the Santa Barbara 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:

- **Looks good.**
- **Should look into impacts on Moreton Bay fig tree.**
- **Come back for preliminary/final.**

**15. 04BAR-00000-00264 Nord Detached Garage and Accessory Structure Santa Barbara
04LUP-00000-00856 (Peter Lawson, Planner) Ridgeline: Rural**

Request of Michael D'Martine, architect for the owners, Dave and Jennifer Nord Gibson, to consider Case No. 04BAR-00000-00264 for **conceptual review/preliminary approval of a detached garage of approximately 400 square feet and accessory structure of approximately 488 square feet for a detached residential second unit. *The residential second unit not subject to BAR review.*** The following structures currently exist on the parcel: a single family dwelling and attached garage. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-120-022, located at **5615 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

Planner Comment:

- **Should go for conceptual only, still grading issues to be addressed.**

BAR Comments:

- **Need to be careful about compatibility issue.**
- **Stylistically, a bit out of sync with location and existing development.**
- **Concern with location of solar panels.**
- **Site plan looks good but elevations do not seem to tie in with the mountain setting.**
- **Mediterranean plaster building could be done here, but needs much better detail and proportions, more like California Hacienda style.**
- **Fenestration and arches, etc.: Not clear on what kind of Mediterranean it is trying to be.**
- **Would have a hard time supporting cantilevers- stone or plaster suggested.**
- **Back for further conceptual.**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

**16. 04BAR-00000-00347 El Capitan Canyon Campground Gaviota Coast
04SCD-00000-00042 (Alan Hanson, Planner) Ridgeline: N/A**

Request of Brent Daniels, agent for the owners, Cima del Mundo, LLC, to consider Case No. 04BAR-00000-00347 for **conceptual review/preliminary/final approval of a new campground, structures and associated grading of approximately 11 acres.** The area is currently vacant. The proposed project will require approximately 19,000 cubic yards of cut and approximately 15,000 cubic yards of fill. The property is a 181.05 acre parcel zoned AG-11-100 and shown as Assessor's Parcel Number 081-230-036, located at **11560 Calle Real** in the Gaviota Coast area, Third Supervisorial District.

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

COMMENTS:

Planner Comments:

- **P&D has already determined that they cannot sign off on a grading plan until final approval by BAR.**

BAR Comments:

- **Layout too regimented. Suggest a break in "vehicular monotony", more open spaces and less of a sense of a parking lot.**
- **This is a great opportunity to create a great recreational area. Study clustering and integrating open space.**
- **Pedestrian vs. vehicular circulation needs to be re-examined. Study clustering and integrating open space.**
- **Screen with larger and more native plant types such as California Sycamore.**
- **Would like to see sections to get to better understanding of screening.**
- **Existing El Capitan does not give the experience of so many vehicles.**
- **Would be good if bikes could have separate access road from cars.**
- **Break up circulation through RV area. Struck by the density. Please provide a simulation that shows what 50 RVs would look like.**
- **Site design needs to be improved.**
- **Concern with staging of landscaping.**
- **Buildings appear institutional. Building design should be re-studied.**
- **Support solar panels on buildings.**
- **Grading must support overall site design.**
- **Although the design process has been under way for two years, the BAR regrets not having the opportunity to review this at an earlier stage.**

17. 04BAR-00000-00319 Singh Commercial Addition Goleta
04CDP-00000-00139 (Adrienne Domas, Planner) Ridgeline: N/A
Request of W. David Winitzky, architect for the owner, Viran Singh, to consider Case No. 04BAR-00000-00319 for **conceptual review of as built alterations and additions of approximately 414 square feet to commercial structure, as built alterations and additions of approximately 1,160 square feet to dwelling and removal of as-built roof structure of approximately 467 square feet.** The following structures currently exist on the parcel: a restaurant of approximately 1,190 square feet and s-built storage structure of approximately 2,041 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-005, located at **6576 Trigo Road** the Goleta area, Third Supervisorial District.

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

18. 04BAR-00000-00309 Goleta
County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas
(Tom Figg, Planner) Ridgeline: N/A

Request of Leah Emerson Ridge, agent for the owners, County of Santa Barbara and Verizon Wireless, to consider Case No. 04BAR-00000-00309 for **conceptual review of a faux monopine approximately 50 feet in height**. The property is zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks** in the Goleta area, Second Supervisorial District. (Continued from 1/14/05)

Project received 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:

COMMENTS:

Public Comments:

- **Cecilia Brown: A fake 50 foot pine would not be appropriate in this area -- would not blend in with existing trees.**
- **Could site be put on top of existing utility pole.**
- **Residential neighbors were not notified.**

BAR Comments:

- **Pine would be better than pole.**
- **OK on condition that leaves and limbs look real and colors match existing vegetation.**
- **Return for preliminary.**

19. 04BAR-00000-00057 Frantz New Residence Goleta

04LUP-00000-00675 (Alice Daly, Planner) Ridgeline: Rural

Request of James Bell, architect for the owners, David & Maria Frantz, to consider Case No. 04BAR-00000-00057 for **final approval of an approximately 2,702 square foot new residence and garage of approximately 527 square feet**. The following structures currently exist on the parcel: a residence of approximately 740 sq. ft. (to be demolished), a guest house of approximately 440 sq. ft. (to be demolished), a shed of approximately 100 sq. ft. (to be demolished). The proposed project will require approximately 104 cubic yards of cut and approximately 1,353 cubic yards of fill. The property is a 2.71 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-009, located at **1440 North San Marcos Road** in the Goleta area, Second Supervisorial District. (Continued from 06/02/00, 10/05/01, 11/02/01, 05/ 24/ 02, 7/30/04, 9/10/04, 10/15/04 & 11/19/04)

Project was continued by Applicant, no action was taken. Applicant to resubmit for final approval at the next available BAR meeting.

Toro Canyon/Summerland/Carpinteria Areas

20. 04BAR-00000-00253 Leshner and Liao New Residence and Guest House Toro Canyon

04LUP-00000-01213 (Eric Englebart, Planner) Ridgeline: N/A

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

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:

- **Really interesting and sensitive project.**
- **Be careful about fire department vegetation setback requirements.**

- **Has a quality of letting environment flow with it.**
- **Good use of materials. Materials and colors are key.**
- **Good project.**
- **Come back for preliminary/final.**

21. 04BAR-00000-00339 Bernstein and Whitney Residence Addition Toro Canyon

Ridgeline: N/A

Request of Joe Ewing, HFP Architects, for the owners, Michael Bernstein and Shannon Whitney, to consider Case No. 04BAR-00000-00339 for **conceptual review of a residence addition of approximately 453 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,182 square feet. The proposed project will not require grading. The property is a 13,378 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 005-473-001, located at **190 Sentar 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 on consent with a planner's memo. No further comments were made by the Board of Architectural Review members present for this project.

22. 04BAR-00000-00343 Hutchison Guesthouse Toro Canyon

04LUP-00000-01312 (Holly Bradbury, Planner)

Ridgeline: N/A

Request of Design Production, agent for the owners, Mr. and Mrs. Hutchison, to consider Case No. 04BAR-00000-00343 for **conceptual review of guesthouse of approximately 500 square feet.** The following structures currently exist on the parcel: single family residence of approximately 1,999 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-130-012, located at **685 Toro Canyon 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 on consent with colors, details and a planner's memo. No further comments were made by the Board of Architectural Review members present for this project.

23. 04BAR-00000-00229 Sarich Residence Addition and Remodel Carpinteria

04CDH-00000-00029 (Dan Nemechek, Planner)

Ridgeline: N/A

Request of Wayne Labrie, architect for the owners, Mr. and Mrs. Dan Sarich, to consider Case No. 04BAR-00000-00229 for **preliminary approval of a residential additions and a remodel to include approximately 707 square feet of new habitable space, approximately 279 square feet of new garage and storage space, and deck additions totaling approximately 807 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,000 square feet, attached garage of approximately 553 square feet, a garage of approximately 422 square feet beneath elevated residence and a raised deck of approximately 1,164 square feet. The proposed project will require minimal grading. The property is a 1.52 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 004-098-002, located at **657 Sandpoint Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/24/04 & 10/29/04)

ACTION: Dole moved, seconded by Froscher and carried by a vote of 6 to 0 (Clough, Ravatt and Roberts absent) to grant preliminary approval of 04BAR-00000-00229. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Landscaping should be sensitive to Carpinteria Marsh.**
- **Come back for final with details**

24. 04BAR-00000-00176 McDonald/Blickley New Residence Toro Canyon

04CDP-00000-00176 (Amy Trester, Planner)

Ridgeline: N/A

Request of Mr. McDonald and Mr. Blickley, applicant and owners, to consider Case No. 04BAR-00000-00176 for **final approval of a new residence of approximately 2,400 square feet.** No structures currently exist on the parcel. The proposed project will require no cut and approximately 50 cubic yards of fill. The property is a 7,000 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-362-005 located at **3081 Via Real** in the Toro Canyon area, First Supervisorial District. (Continued from 8/13/04 & 10/01/04)

ACTION: Fisher-Miller moved, seconded by Froscher and carried by a vote of 6 to 0 (Clough, Ravatt and Roberts absent) to grant final approval of 04BAR-00000-00176.

25. 04BAR-00000-00251 Montecito Water District Reservoir Cover Summerland
04DVP-00000-00031 (Joddi Leipner, Planner) Ridgeline: N/A

Request of Bob Roebuck, agent/ for the owner, Montecito Water District, to consider Case No. 04BAR-00000-00251 for **preliminary/final approval of a four acre, 15 foot high aluminum gabled roof to cover the existing Ortega Reservoir to address California Department of Health drinking water regulations also to include road way expansion and retaining walls.** The following structures currently exist on the parcel: a four acre open reservoir, three control buildings of approximately 9,100 square feet total and a 10 to 12 ft wide perimeter road. The proposed project will require 8,000 cubic yards of cut and 1,100 cubic yards of fill. The property is a 13.98 acre parcel zoned REC and shown as Assessor's Parcel Number 005-030-001, located at **482 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 10/15/04 & 11/19/04)

ACTION: Dole moved, seconded by King and carried by a vote of 6 to 0 (Clough, Ravatt and Roberts absent) to grant final approval of 04BAR-00000-00251. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Planner Comments –

Joddi Leipner:

- Planning Commission decision was that roof form was only feasible alternative.
- BAR should now focus on roof color, treatments, texture, vegetation screening, color of poles and spreaders of fence.
- Need BAR comments on parapets.
- Interest in small-scale solar, but not as full roof treatment alternative.
- Consider color that would be compatible on year-round basis. Homeowners should weigh in on colors and landscaping.

Public Comment:

Marc Chytilo, representing Ocean View Homeowner's Association:

- District has been very responsive. Pleased with landscape plan.
- Support cupola roof vent style.
- In support of the project.

Michael Coney – First District Planning Commissioner:

- Process suffers from tightly summarized comments from BAR to Planning Commission.
- Mr. Cooney's opinion is BAR role is important.
- If neighbors are satisfied with aesthetics, then we ought to defer to that and BAR decisions, and Planning Commission should stay out.
- Planning Commission added post-construction condition that Planning Commission chair and BAR designee should visit site post-construction to see if additional review is needed.
- Planning Commission as a group did not feel alternatives (undergrounding, etc.) were appropriate.

BAR Comments:

- Appreciate Commissioner Cooney's presence and comments.

- **Current presentation a lot more aesthetically pleasing. Landscaping looks fine, defer to neighbors.**
- **Like cupola vents.**
- **Board would defer to neighbors' preference re: concrete parapet wall.**
- **Board and Planning Commission will defer to neighbors' preference for planters and cupola vents.**
- **Recommend that south parapet wall be painted in addition to landscaping.**
- **Final 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 6 to 0 (Bethany Clough, Greg Ravatt and Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 25, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:20 P.M.