



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 15, 2008**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

| | |
|------------------|---------------------|
| Chris Roberts | Chair |
| Jeremy Roberts | Vice Chair |
| Valerie Froscher | |
| Martha Gray | |
| Laurie Romano | |
| Will Rivera | |
| Glen Morris | |
| Anita Hodosy | SBAR Secretary |
| Anne Almy | Supervising Planner |

COMMITTEE MEMBERS ABSENT: Valerie Froscher

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher absent) to:

- Continue Item 3 08BAR-0000-00003 Buchanan Residence Additions to the meeting of March 28, 2008 at the request of the applicant.
- Continue Item 9 07BAR-00000-00117 Starr New Residence to the meeting of March 28, 2008 at the request of the applicant.
- Continue Item 13 07BAR-00000-00276 Rowe Residence Addition/New Garage to the meeting of March 28, 2008 at the request of the applicant.

III. MINUTES: Morris moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Froscher absent, Gray abstains) to approve the Minutes of January 18, 2008.

IV. CONSENT AGENDA:

- C-1. 07BAR-00000-00177 Torchia Residence Addition and New Garage Santa Barbra
07LUP-00000-00462 (Jim Heaton, Planner) **Jurisdiction: Goleta****
- Request of Joaquin Ornelas, agent for the owner, Christian Torchia , to consider Case No. 07BAR-00000-00177 for **final approval on consent of a addition of approximately 606 square feet, demolition of existing garage and proposed new garage of approximately 906 square feet and covered porch of approximately 32 square feet.** The following structures currently exist on the parcel: a residence with an attached garage of approximately 1,740 square feet and a residential second unit of approximately 796 square feet. The proposed project will not require grading. The property is a 25,002 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-202-020, located at **4455 Nueces Drive** in the Goleta area, Second Supervisorial District. (Continued from 8/10/07, 11/30/07 & 1/18/08)
- ACTION: Gray moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher absent) to grant final approval on consent of 07BAR-00000-00117.**
- C-2. 07BAR-00000-00324 Kaska/Thorsch Demoliton/New Garage Mission Canyon
07LUP-00000-00844 (Amy Trester, Planner) **Jurisdiction: Mission Canyon****
- Request of Angie Huff, architect for the owners, Charles Kaska and Jennifer Thorsch, to consider Case No. 07BAR-00000-00324 for **final approval on consent of demolition and replacement garage of approximately 463 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,371 square feet and garage of approximately 360 square feet. The proposed project will not require grading. The property is a 6,534 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 023-222-026, located at **2746 Puesta Del Sol** in the Mission Canyon area, First Supervisorial District. (Continued from 1/18/08)
- ACTION: Gray moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher absent) to grant final approval on consent of 07BAR-00000-00324.**
- C-3. 07BAR-00000-00278 Briner Garage Conversion Santa Barbara
07LUP-00000-00732 (Lisa Martin, Planner) **Jurisdiction: Goleta****
- Request of Eric Swenumson, agent for the owner, Alice Briner, to consider Case No. 07BAR-00000-00278 for **final approval on consent of a garage conversion of approximately 441 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,366 square feet and attached garage of approximately 441 square feet. The proposed project will not require grading. The property is a 11,630 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 061-020-094, located at **4645 Tajo Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08 & 2/1/08)
- ACTION: Gray moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher absent) to grant final approval on consent of 07BAR-00000-00278.**
- C-4. 07BAR-00000-00282 Melgoza Residence Addition Mission Canyon
07LUP-00000-00802 (Lisa Martin, Planner) **Jurisdiction:Mission/ Ridgeline Not Applicable****
- Request of On Design Architects, architect for the owner, Jamie Melgoza, to consider Case No. 07BAR-00000-00282 for **final approval on consent of a one story residence addition of approximately 601 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 1,873 square feet. The proposed project will approximately than 20 cubic yards of cut and fill. The property is a .66 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-079, located at **2540 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/30/07 & 2/01/08)
- ACTION: Gray moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher absent) to grant final approval on consent of 07BAR-00000-00282.**

C-5. 07BAR-00000-00302 Michel Residence Addition Mission Canyon
08LUP-00000-00025 (Amy Trester, Planner) **Jurisdiction: Mission Canyon**

Request of Michal Winkelstein, agent for the owner, Harold Michel, to consider Case No. 07BAR-00000-00302 for **preliminary/final on consent of a residence addition of approximately 305 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,422 square feet and detached garage/guest room of approximately 687 square feet. The proposed project will not require grading. The property is a 0.32 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-003, located at **815 Tye Road** in the Mission Canyon area, First Supervisorial District. (Continued from 1/04/08)

No action was taken, no representative present.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

Chris reported on input received during the PC/BAR chair meeting: when the BAR doesn't agree with a PC decision or if a BAR approval/denial is on appeal to the PC, the PC would rather have the Chairs speak directly to each other outside of the context of a public meeting to communicate Board concerns rather than have BAR members show up at PC hearings to represent their positions.

VI. STAFF UPDATE: Telecommunications Facilities Update and Discussion:

- At the time of their review, BAR wants to see the alternative analyses presented to the planners by the carriers so that they can understand the choices made in the project under consideration.
- BAR requested a photo book of successful installations taken from around the globe.

VII. STANDARD AGENDA:

1. Discussion Item Draft Mission Canyon Residential Design Guidelines Mission Canyon
(Rosie Dyste, Planner)

Request from the Office of Long Range Planning for a review of the **revised draft Mission Canyon Residential Design Guidelines** by South Board of Architectural Review (SBAR). The first draft of the *Mission Canyon Residential Design Guidelines* was reviewed by the SBAR on June 22, 2007. The guidelines have been modified since the hearing to respond to comments from the SBAR and the Mission Canyon Planning Advisory Committee (MCPAC).

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

COMMENTS:

- a. Good document, lots of work.
- b. Worksheet in Chapter 10 is helpful; include requests for information on neighboring parcels and adjacent structures as well as requests for photos of site and surroundings.
- c. Good discussions on historic walls; on p. 54, remove "without alterations" and substitute "any alterations should reflect site conditions", also add a photo of another type of stone wall (with rounder boulders); consider discussing a variety of possible walls, including rubble and cut stone, in retaining wall section.
- d. BAR is opposed to the suggestion of deer resistant landscaping.
- e. Address parking on roadways; adequate parking must be provided onsite including for boats and RVs.
- f. Explicitly state that artificial lighting shall be contained in the site of origin; address motion lighting.
- g. Photos in the document all need to reflect a high quality of design to assist in raising the level of design work in the area. OK to go outside the Canyon Plan area boundaries to find good examples. Do not use driveway conversion photo from the powerpoint presentation. Include pictures of boulders in their settings. Include photos of some of the historic characteristics of the Canyon.

- h. Eliminate figure 37.
- i. Consider applying special design guidelines to that portion of Mission Canyon located within 100 feet of the City's historic Mission district with high quality design expectations consistent with the City's example.
- j. Front yard walls should be limited in height to +/- 42 inches. Eliminate all photos showing tall walls.
- k. Fire safety, protection of the character of the Canyon, and slope stability all need to be addressed and interrelated.

Public speaker: Jennie Cushnie

Isla Vista/Goleta

2. **07BAR-00000-00312** **Mount Calvary Addition** **Santa Barbara**
07CNS-00000-00073 (Jim Heaton, Planner) **Jurisdiction:**

Request of Dennis Thompson, architect for the owners, Order of the Holly Cross, to consider Case No. 07BAR-00000-00312 for **conceptual review of an addition to an existing dining room of approximately 750 and an addition to existing patio of approximately 250 square feet.** The following structures currently exist on the parcel: Monastery and Retreat Center of approximately 19,095 square feet and guest house of approximately 525 square feet. The proposed project will not require grading. The property is a 241,050.42 square foot parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-010-017, located at **2500 Mt. Calvary Road** in the Santa Barbara area, First 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. **The BAR acknowledges the importance of creativity and spirituality. However, artistic statement as proposed is inappropriate to the existing structure. The addition is subsidiary to the main structure which is a strong form already; restudy addition to recognize existing building.**
- b. **Concerns about reflectivity of glass.**
- c. **The applicant is encouraged to redesign. Following any redesign, a site visit with story poles will be necessary.**

3. **08BAR-00000-00003** **Buchanan Single Family Dwelling Additions** **Santa Barbara**
08LUP-00000-00006 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Greg Rech, architect for the owners, Tom and Peggy Buchanan, to consider Case No. 08BAR-00000-00003 for **conceptual review of an addition of approximately 662 square feet to second story of existing residence, and addition of two-car garage/workshop of approximately 925 to existing garage.** The following structures currently exist on the parcel: residence of approximately 2,528 square feet and guesthouse of approximately 587 square feet. The proposed project will require approximately 36 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 53,781 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-016, located at **3520 La Entrada** in the Santa Barbara area, Second Supervisorial District.

ACTION: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher absent) to continue 08BAR-00000-00003 to the meeting of March 23, 2008 at the request of the applicant. See Agenda Status Report.

4. **07BAR-00000-00257** **Brunet Addition to Residence and Garage** **Santa Barbara**
07LUP-00000-00893 (Amy Trester, Planner) **Jurisdiction: Goleta**

Request of Monica Vandeventer, agent for the owner, Brunet Family Trust, to consider Case No. 07BAR-00000-00257 for **preliminary/final approval of a first floor residence addition of approximately 293 square feet, a second floor addition of 570 square feet, and addition to garage of approximately 283 square feet.** The following structures currently exist on the parcel: residence of approximately 2,063 square feet and attached garage of approximately 491 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-260-010, located at **936 Camino Del Retiro** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Froscher absent) to continue 07BAR-00000-00257 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **The BAR appreciates the architect's attempt to break down the form with architectural details. However, the project remains inconsistent with the Eastern Goleta Design Guidelines.**
- b. **Project should not return again until consistent with Eastern Goleta Design Guidelines; item of concern is addition stacked over garage.**
- c. **Addition needs to integrate into the existing house. Consider proposing a single story addition.**

**5. 07BAR-00000-00131 Supulveda Residence Addition/New Second Story Santa Barbara
07LUP-00000-00340 (Selena Buoni, Planner) Jurisdiction: Goleta**

Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for a **further conceptual review of a residential first floor addition of approximately 1,742 square feet and second story addition of approximately 700 square feet, portico of approximately 455 square feet and attached garage of approximately 530 square feet.** The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is a 11,700 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-240-021 located at **4133 Vista Clara Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07 and 11/30/07 & 1/18/08)

Project received further 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. **Changes are not substantial enough to address previous BAR comments.**
- b. **Front elevation remains overly complex; Spanish colonial architecture uses more simple forms and quieter detail.**
- c. **Design problems relate not to square footage but to mass, bulk, scale and neighborhood compatibility.**
- d. **Strive for simplicity and return with loose sketches.**

**6. 08BAR-00000-00006 Thrifty Oil Company Healy Tank Santa Barbara
08LUP-00000-00019 (Amy Trester, Planner) Jurisdiction: Goleta**

Request of Alanna Isaac, Fiedler Group, agent for the owner, Thrifty Oil Company, to consider Case No. 08BAR-00000-00006 for **conceptual review/preliminary/final approval of a new Healy Clean Separator unit on a concrete pad of approximately 16 square feet. The approximate diameter of the unit is 36 inches and the height of the unit is approximately 9 1/2 feet. Also proposed are approximately 10 protective bumper posts around the unit.** The following structures currently exist on the parcel: an existing Thrifty gas station with mini-mart and attached canopy. The proposed project will not require grading. The property is zoned C-2 and shown as Assessor's Parcel Number 061-110-018, located at **4069 State Street** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **Create a CMU enclosure around the separator unit finished to match the building; make the enclosure look like a part of the building.**
- b. **Add landscape area with curb surround; propose two trees and vines to cover enclosure walls.**

7. 07BAR-00000-00132 Ruse Partial Residence Demolition, Addition, Remodel Santa Barbara
07LUP-00000-00648 (Amy Trester, Planner) Jurisdiction: Goleta

Request of Carlos Grano, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for **further preliminary/final approval of demolition of approximately 895 square feet and rebuilding of 954 square feet to the first floor of the existing two-story family dwelling of 2,092 square feet. Also proposed is an addition of 808.2 square feet to the existing second floor.** The following structures currently exist on the parcel: a two story residence of approximately 2,092 square feet and single story two car garage of approximately 1,381 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-008, located at **4422 La Paloma** in the Goleta area, Second Supervisorial District. (Continued from 6/22/07, 11/02/07, and 1/04/08)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Froscher absent) to grant preliminary approval of 07BAR-00000-00132. Applicant to return for final approval at the meeting of February 29, 2008. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Show all existing vegetation on site plan.
- b. Add plantings to soften new architecture.
- c. Preliminary approval granted.
- d. Return for final on consent with trees to mitigate visual impact of new architecture.

8. 08BAR-00000-00007 Dockendorf New Residence and Garage Santa Barbara
08LUP-00000-00020 (J. Ritterbeck, Planner) Jurisdiction: Goleta

Request of W. David Winitzky, architect for the owners, Michael and Renee Dockendorf, to consider Case No. 08BAR-00000-00007 for **conceptual review of a new residence of approximately 3,291 square feet and new attached garage of approximately 516 square feet and new garage. (Project also includes, but not for SBAR review, the conversion of the existing residence of approximately 1,182 (gross) to a detached residential second unit (DRSU) using the existing garage of approximately 588 square feet to provide the required DRSU parking.)** The following structures currently exist on the parcel: a residence and garage of approximately 1,182 square feet. The proposed project will require approximately 120 cubic yards of cut and approximately 140 cubic yards of fill (with 20 cubic yards of import). The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-100-023, located at **955 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval at the meeting of March 28, 2008. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Project has lots of potential; details will determine success.
- b. Develop design further to give the structure identity and character.
- c. Massing is strong and looks like Prairie style; consider developing design details further to underline that aesthetic; consider lowering roof pitch to 3:12 to push style.
- d. Restudy east elevation; currently looks dorm like.
- e. Consider sharing driveway instead of having two curb cuts; loosen up design of the driveway to match the rural feel of the site plan.
- f. Return for further conceptual/preliminary.

9. **07BAR-00000-00117** **Starr New Residence** **Mission Canyon**
07LUP-00000-00302 (Sarah Clark, Planner) **Jurisdiction: Mission**
Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **further conceptual review/preliminary approval of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/10/07, 9/21/07, 11/02/07 & 12/14/07)
- ACTION: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher absent) to continue 07BAR-00000-00117 to the meeting of March 28, 2008 at the request of the applicant. See Agenda Status Report.**
10. **07BAR-00000-00290** **Clearview Wireless Communications Facility** **Santa Barbara**
07CUP-00000-00075 (Dean Dussette, Planner) **Jurisdiction: County**
Request of Robert McCormick, agent for the applicant, Clearview, to consider Case No. 07BAR-00000-00290 for **conceptual review of a wireless communications facility of approximately 50 square feet.** The following structures currently exist on the parcel: three wireless carriers on antenna mounts of approximately 15 in height, two carriers located on an existing 50 foot monopole. The proposed project will not require grading. The property is a 19.53 acre parcel zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks Road** in the Santa Barbara area, Second Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Monopine needs to look more like a tree.**
 - b. **Produce photomontage.**
 - c. **Bring photos of existing landscape.**
 - d. **Add +/- 4 new pines trees (*Pinus radiata*) in box sizes at +/- 20 foot in height at planting. Because new trees are intended to assist in camouflaging the structure, they should be random in height and location.**
 - e. **Return for preliminary/final**
11. **07BAR-00000-00315** **T-Mobile @ Magnolia Center** **Santa Barbara**
06DVP-00000-00002 (Heather Imgrund, Planner) **Jurisdiction: Design Control Overlay**
Request of Amy Pena, agent for the applicant, T-Mobile, to consider Case No. 07BAR-00000-00315 for **further conceptual review and preliminary approval of a telecommunications facility disguised in a new roof parapet of approximately 291 square feet and equipment cabinet enclosure of approximately 384 square feet at the Magnolia Shopping Center.** The proposed project will require approximately 91 feet of trenching for utility and coaxial cables. The property is a 9.10 acre parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/04/08)
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**

- a. **Jeremy Roberts disclosed that he did a site visit and that the tower element will be visible and different in scale from surrounding residential community.**
- b. **Architecturally, proposal is an improvement over previous proposal.**
- c. **Tower will look different than Ralph's towers due to Ralph's two story gable as well as trellis and color details.**
- d. **Study how tower element works into the existing roofline; consider adding a trellis similar to Ralph's; consider articulating the base of the tower; consider warmer colors and use of darker color at base of building.**

**12. 08BAR-00000-00004 SureSite Telecommunication Facility Santa Barbara
07CUP-00000-00073 (Heather Imgrund, Planner) Jurisdiction: Discussion Item**

Request of Karl Forrester and Amy Pena, of SureSite, to consider Case No. 08BAR-00000-00004 for **discussion of a 50 foot tall monopine with 12 antennas mounted at 45 feet. Six equipment cabinets to be located adjacent to the monopine surrounded by an 18'10" x 24'4" chain link fence with vinyl slats.** The following structures currently exist on the parcel: project sits adjacent to cemetery and coroner office. The proposed project will not require grading. The property is zoned PI and shown as Assessor's Parcel Number 061-040-027, located at **66 S. Antonio Road** in the Santa Barbara area, Second Supervisorial District.

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

COMMENT:

- **Need better tree design; strive to match the mono-tree to existing trees in existing surrounding grove.**

**13. 07BAR-00000-00276 Rowe Residence Addition and New Garage Santa Barbara
07LUP-00000-00861 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Greg Rech, architect for the owners, John and Ruth Rowe, to consider Case No. 07BAR-00000-00276 for **preliminary approval of a first floor residence addition of approximately 424 square feet and an addition to existing basement of 317 square feet to enlarge the mechanical room, demolition of the existing 456 square feet detached garage and construction of a new garage/workshop and storage of approximately 1,275 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,187 square feet and garage of approximately 456 square feet. The proposed project will require approximately no cubic yards of cut and approximately 45 cubic yards of fill. The property is a .57 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-690-011, located at **613 Corte Bella** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07)

ACTION: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher absent) to continue 07BAR-00000-00276 to the meeting of March 28, 2008 at the request of the applicant. See Agenda Status Report.

Mission Canyon/Santa Barbara/Hope Ranch Areas

**14. 07BAR-00000-00248 Nelson Single Family Dwelling Addition Hope Ranch
07CDP-00000-00128 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban**

Request of David Jenö, David Phoenix Inc., agent for the owners, Bruce and Sherri Nelson, to consider Case No. 07BAR-00000-00248 for **further conceptual/preliminary/final approval of a first floor addition of approximately 534 square feet and a second floor deck of approximately 483 square feet to the existing residence.** The following structures currently exist on the parcel: a residence of approximately 4,600, garage with guest house atop of approximately 1,075 square feet, existing storage building of approximately 378 square feet and attached garage of 508 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 063-211-001, located at **1414 Estrella Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/19/07)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Froscher absent) to grant preliminary approval of 07BAR-00000-00248. Applicant to return for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Project received preliminary approval.**
- **OK for final on consent.**

15. 07BAR-00000-00264 Vogel Landing and Beach Access Staircase Hope Ranch
06CDH-00000-00264 (J. Ritterbeck, Planner) Jurisdiction: Coastal

Request of Charles McClure, architect and Jonathan Leech, agent for the owners, Jack and Cynthia Vogel, to consider Case No. 07BAR-00000-00264 for **preliminary/final approval of repairs and remedial alterations to portions of an existing beach-access staircase involving approximately 20 linear feet and the base of stairway and landing located on the beach. Also included is the removal of unpermitted development within the bluff-top setback including a gazebo, spa and deck.** The following structures currently exist on the parcel: a residence with attached garage of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.21 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-003, located at **4167 Creciente Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/16/07 & 12/14/07)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher absent) to grant final approval of 07BAR-00000-00264. The following condition was made by the Board of Architectural Review members present for this project:

CONDITION:

- **To avoid staining, drill rebar and plug along entire new battered face of the landing.**

Toro Canyon/Summerland/Carpinteria Areas

16. 06BAR-00000-00281 Sheridan Residence Addition Toro Canyon
06LUP-00000-01120 (Nicole Mashore, Planner) Jurisdiction: Toro

Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 for **preliminary/final approval of a garage addition of approximately of approximately 143 square feet, residence addition of approximately 1,404 square feet (including 777 square foot first floor addition and 834 square foot second story playroom addition) and an interior remodel of approximately 3,010 square feet. One Sycamore tree is proposed for removal.** The following structures currently exist on the parcel: a residence of approximately 4,528 square feet, garage of approximately 722 square feet and guest house of approximately 800 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 10.26 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-013, located at **892 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/5/07, 1/19/07, and 11/16/07)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Froscher absent, Morris abstains) to grant final approval of 06BAR-00000-00281. The following comments were made by the Board of Architectural Review members present for this project:

COMMENT:

**Project received final approval.
Modification to height based on finding "b".**

17. 07BAR-00000-00006 Baumgarten Residence Demolition/Rebuild Toro Canyon
07CDP-00000-00024 (Eric Gage, Planner) Jurisdiction: Ridgeline - Rural

Request of Mark Armstrong, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **preliminary/final approval of a residence demolition and rebuild of approximately 3,866 square feet, garage with workshop of approximately 1,442 square feet and deck of approximately 825 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,764 square feet and carport/storage of approximately 600 square feet. The proposed project will require approximately 410 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 1.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-290-034, located at **1947 Paquita Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 2/09/07, 6/08/07, 7/20/07 & 1/04/08)

ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Froscher absent, Morris abstains) to grant preliminary approval of 07BAR-00000-00006. Applicant to return for final approval on consent at the meeting of March 4, 2008. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Return with materials board.
- b. Exterior lights shall shine directly down.
- c. Move bay tree away from adjacent to oak woodland.
- d. Clarify planting plan
- e. Project received preliminary approval.
- f. Return for final, full board.

18. 05BAR-00000-00248 Nicks New Residence Carpinteria/Toro Canyon
06CDH-00000-00004 (Holly Bradbury, Planner) **Jurisdiction: Ocean Lot**

Request of Barbara Bestor, architect for the owner, George Dewey Nicks, to consider Case No. 05BAR-00000-00248 for revised final approval for exterior changes to previously approved residence of approximately 3,000 square feet. Revisions to include roof material color and to replace all stucco and wood siding to concrete jiber board. The property is an 11,366 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-007 located at 3292 Beach Club Road in the Carpinteria area, First Supervisorial District. (Continued from 11/04/05)

ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher absent, Morris abstains) to grant revised final approval of 05BAR-00000-00248. The following condition was made by the Board of Architectural Review member present for this project:

CONDITION:

- Project received revised final approval with condition that siding shall have a flat paint surface.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Laurie Romano moved, seconded by Will Rivera, and carried by a vote of 6 to 0 (Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 29, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:30 P.M.