

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of February 25, 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	
Adam Baughman		Planner III

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the 1st Vice Chair, Kathryn Dole, at 9:10 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Kathryn Dole	1st-Vice Chair
James King	2nd -Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Greg Ravatt	
Chris Roberts	
Kris Fisher-Miller	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson and Greg Ravatt

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Ravatt and King absent) to:

- **Continue Item # C-3 04BAR-00000-00339 (Bernstein and Whitney Residence Addition) at the request of Planning and Development.**
- **Continue Item #2 04BAR-00000-00300 and 04BAR-00000-00301 (Cingular & Verizon Faux Monopine) at the request of the applicant.**
- **Continue Item #4 05BAR-00000-00005 (Cingular Wireless Facility) at the request of the applicant.**
- **Continue Item #8 04BAR-00000-00326 Pacific Christian Center Additions to the meeting of March 11, 2005 at the request of the applicant.**

VII. STANDARD AGENDA:

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

- 1. 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 & 2/11/05)

Project received further 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:

 - **A lot of grading**
 - **A matter of design rather than size, to make house better fit into landscape.**
 - **Pretty significant grade break at southeast corner — could feather it.**
 - **Colors are important— should be earthtone and dark.**
 - **Landscaping important.**
 - **Retaining wall should be broken up or made part of the house.**
 - **Keep with the natural grade as much as possible.**
 - **Real potential for land slip at graded slope next to driveway.**
 - **Come back with sketches with different ideas to rework site plan.**
 - **Consider relocation of garage to west and relocation of driveway.**
 - **A beautiful but tough site. Project would benefit from hiring an architect to address design issues.**
 - **Come back for further conceptual.**
- 2. 04BAR-00000-00300 and 04BAR-00000-00301**
Cingular & Verizon Wireless Cellular Facility Faux Monopine Santa Ynez
04CUP-00000-00002 (Nicole Horn, Planner) Ridgeline: Urban
Request of Tricia Knight, agent for the owners, Cingular and Verizon Wireless, to consider Case No. 04BAR-00000-00300 for **conceptual review of a cellular facility co-located with another site proposed by Cingular and Verizon Wireless to be disguised as a faux monopine of approximately 50 feet in height.** The property is a 42.6 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-440-001, located at **Highway 246 and Edison Road** in the Santa Ynez area, Third Supervisorial District.

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Ravatt and King absent) to continue 04BAR-00000-00300 and 04BAR-00000-00301 at the request of the applicant. See Agenda Status Report.
- 3. 05BAR-00000-00003 AT&T Wireless Telecommunications Facility Orcutt**
04CUP-00000-00062 (Nicole Horn, Planner) Ridgeline: To be determined
Request of Tricia Knight, agent AT& T Wireless, to consider Case No. 05BAR-00000-00003 for **conceptual review/preliminary approval of a telecommunications facility that would be mounted to an existing PG&E transmission tower which would bring the total height to approximately 82 feet.** The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 5.5 acre parcel zoned 20-AG and shown as Assessor's Parcel Number 101-020-019, located on **Graciosa Place (no assigned number)** in the Orcutt area, Fourth Supervisorial District.

ACTION: Froscher moved, seconded by Roberts and carried by a vote of 7 to 0 (Donaldson and Ravatt absent) to grant preliminary approval of 05BAR-00000-00003. Applicant to resubmit for final approval on consent. No further comments were made by the Board of Architectural Review members present for this item.

4. **05BAR-00000-00005 Cingular Wireless Telecommunication Facility Los Olivos**
04CUP-00000-00055 (Andrea Chadden, Planner) Ridgeline: N/A
Request of David Thornburg of InfraNext, agent for the Cingular Wireless, to consider Case No. 05BAR-00000-00005 for **conceptual review/preliminary approval of a telecommunication facility and associated equipment disguised as a new water tower of approximate height 43 feet.** The following structures currently exist on the parcel: a residence and barn. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 135-220-070, located at **2545 Railway Avenue** in the Los Olivos area, Third Supervisorial District.

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Ravatt and King absent) to continue 05BAR-00000-00005 at the request of the applicant. See Agenda Status Report.

5. **04BAR-00000-00302 Ward New Mixed Use Building Orcutt**
04LUP-00000-01219 (Lilly Okamura, Planner) Ridgeline: N/A
Request of Francisco Martinez, agent for the owners, Earl G. Ward and Dustin Ward, to consider Case No. 04BAR-00000-00302 for **preliminary/final approval of a new mixed use building with lower floor for commercial use of approximately 4,000 square feet and upper floor for three apartment units each of approximately 1,197 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 14 cubic yards of cut and approximately 517 cubic yards of fill. The property is a 7,000 square foot parcel zoned OTR 14/GC and shown as Assessor's Parcel Number 105-101-005, located at **340 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 1/14/05)

ACTION: Ferguson-Ettinger moved, seconded by King and carried by a vote of 6 to 1 (Donaldson and Ravatt absent) to grant final approval of 04BAR-00000-00302. The following comments and conditions were made by the Board of Architectural Review members present for this project:

COMMENTS:

- A nice addition to community.

CONDITIONS:

- Final approval with conditions:
- Windows must be wood, Marvin Integrity or equal
- Plantings to be specified by size, quantity, and species.

6. **Antonelli New SFD, Guest House, Employee Residence, Stables and Accessory Structures 04BAR-00000-00141 Santa Ynez**
04LUP-000000-00728 (Lilly Okamura, Planner) Ridgeline: N/A
Request of Rob Mehl, architect for the owners, John and Marsha Antonelli, to consider Case No. 04BAR-00000-00141 for **final approval of a new residence of approximately 6,670 square feet, stables of approximately 5,818 square feet and hay barn of approximately 2,265 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 64.20 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 141-121-041, located on **Base Line off Edison (no address number assigned)** in the Santa Ynez area, Third Supervisorial District. (Continued from 7/30/04 & 9/24/04)

Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 7 to 0 (Donaldson and Ravatt absent) to continue 04BAR-00000-00141 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Can return for final on consent with color board and landscape plan for house.**
- **Suggest using Valley Oaks in landscape plan.**
- **BAR is concerned with the roof color as proposed. Will consider having architect return after final with custom color.**

7. 04BAR-00000-00193 Hanley New Residence Solvang

04LUP-00000-01130 (Brian Tetley, Planner) Ridgeline: Rural
Request of Nick Foster, agent for the owner, Brian Hanley, to consider Case No. 04BAR-00000-00193 for **further conceptual review of a new residence of approximately 4,800 square feet.** 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 5 acre parcel zoned A-I-5 and shown as Assessor's Parcel Number 137-132-038, located at **1500 Jennilsa** in the Solvang area, Third Supervisorial District. (Continued from 9/10/04)

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

COMMENTS:

- **Need to see landscape design.**
- **Arch windows not compatible with parabolic window.**
- **Site design would be improved by meandering the driveway along the grade.**
- **Can return for preliminary approval.**

8. 04BAR-00000-00326 Pacific Christian Center Santa Maria

04SCD-00000-00039 (Lorie Baker, Planner) Ridgeline: Urban
Request of Joseph Sondeno, agent for the owner, Pacific Christian Center, School Administrator Bill Martin and Senior Pastor Rick Bloom, to consider Case No. 04BAR-00000-00326 for **conceptual review of an installation of a school library of approximately 960 square feet and to rotate, by 90 degrees the existing two portable steel storage units of approximately 640 square feet.** The following structures currently exist on the parcel: a Sanctuary of approximately 25,000 square feet, 4 school buildings of approximately 24,000 square feet, administration building of approximately 2,400 square feet, 2 modular school buildings of approximately 1,920 square feet and 2 steel storage buildings of approximately 640 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 12.6 acre parcel zoned and shown as Assessor's Parcel Number 109-200-020, located at **3435 Santa Maria Way** in the Orcutt area, Fourth Supervisorial District.

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Ravatt and King absent) to continue 04BAR-00000-00326 to the meeting of March 11, 2005 at the request of the applicant. See Agenda Status Report.

Mission Canyon/Santa Barbara/Hope Ranch Areas

9. 04BAR-00000-00009 Boger Second Floor Addition with Roof Deck Mission Canyon

04LUP-00000-00032 (Amy Trester, Planner) Ridgeline: Urban
Request of Tony Xiques, agent for the owner, Henry Boger, to consider Case No. 04BAR-00000-00009 for **preliminary/final approval of a second story addition with a main floor deck of approximately 202 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,129 square feet with a three car garage and carport. The proposed project will not require grading. The property is a 8,400 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-091-001, located at **2875 Vista Elevada** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/04 & 7/09/04)

ACTION: Fisher-Miller moved, seconded by Froscher and carried by a vote of 7 to 0 (Donaldson and Ravatt absent) to continue 04BAR-00000-00009 for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Consider a redesign of deck/carport area to improve landscaping.**
- **Cut down on paved area out front.**
- **Scale of carport posts doesn't "hold up" rest of house.**
- **Entry needs to be better defined.**
- **Come back with landscape design that addresses front entry/carport posts.**
- **Need to address blockiness of unbroken wall elevations.**
- **Planter area below second-floor window may be problematic for maintenance.**
- **Return for further preliminary.**

- 10. 04BAR-00000-00178 Pomeroy Residence Addition Santa Barbara**
04LUP-00000-00688 (Amy Trester, Planner) Ridgeline: Urban
Request of Joaquin Ornelas, architect for the owner, Nikki Pomeroy, to consider Case No. 04BAR-00000-00178 for **conceptual review/preliminary/final approval of an addition of approximately 1,538 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,365 square feet. The proposed project will not require grading. The property is a 2.5 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 049-140-009, located at **1070 Veronica Springs Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/27/04)

ACTION: Dole moved, seconded by Froscher and carried by a vote of 7 to 0 (Donaldson and Ravatt absent) to continue 04BAR-00000-00178 for further conceptual review/preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Continued.**
- **Please bring photos of existing house and street views.**

- 11. 04BAR-00000-00196 Ruben Residence Addition and Remodel Santa Barbara**
04LUP-00000-00874 (Dan Nemechek, Planner) Ridgeline: Urban
Request of Hugh Twibell, architect for the owners, Murray and Beth Ruben, to consider Case No. 04BAR-00000-00196 for **preliminary/final approval of an addition and remodel of approximately 118 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,670 square feet and garage of approximately 504 square feet. The proposed project will require approximately 126 cubic yards of cut and approximately 42 cubic yards of fill. The property is a 1.35 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-231-006, located at **4554 Via Clarice** in the Goleta area, Second Supervisorial District. (Continued from 9/10/04 & 1/14/05)

ACTION: Froscher moved, seconded by Fisher-Miller and carried by a vote of 6 to 0 (Donaldson, Ravatt and Roberts absent) to grant preliminary/final approval of 04BAR-00000-00196.

- 12. Discussion Item Barker Residential Demo and Rebuild Santa Barbara**
(Alex Tuttle, Planner) Ridgeline: N/A
Request of Hochhauser Blatter, architects for the owner, Richard Barker, for a discussion to consider a **residential demolition of a residence of approximately 1,250 square feet and the new construction of a two story residence of approximately 2,483 square feet with attached two car garage.** The following structures currently exist on the parcel: a residence of approximately 1,250 square feet. The proposed project will require minimal grading. The property is a .17 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-132-005, located at **3943 Calle Cita** in the Santa Barbara area, Second Supervisorial District.

Project reviewed as Discussion Item only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Alex Tuttle, Planner:

- Discussion item only.
- Seek feedback on neighborhood compatibility (size, scale, and style) of proposal.

BAR Comments:

- Would help to see elevation change between house and neighboring property.
- Double-height entry out of character with the neighborhood.
- Like the project. Breakup of scale and massing is done with a lot of courtesy to neighbors.
- Concerned with finish materials. Something other than stucco would be good.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

13. 04BAR-00000-00270

Behunin Guest House with Garage and Barn with Employee Residence Hollister Ranch

04CDH-00000-00026 (Brian Baca, Planner) Ridgeline: Rural
Request of Lee Shirvanian, architect for the owner, Tim Behunin, to consider Case No. 04BAR-00000-00270 for **preliminary/final approval of a guest house with garage of approximately 1,625 square feet and barn with employee residence of approximately 2,968 square feet.** The following structures currently exist on the parcel: a residence of 4,738 square feet. The proposed project will require approximately 750 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 105.23 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-690-021, located at **Parcel 103**, in the Hollister Ranch area, Third Supervisorial District. (Continued from 11/19/04)

ACTION: Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 7 to 0 (Donaldson and Ravatt absent) to grant final approval of 04BAR-00000-00270.

Toro Canyon/Summerland/Carpinteria Areas

14. 04BAR-00000-00122 Wordell As-built and New Additions Toro Canyon

04LUP-00000-00829 (Morgan Jones, Planner) Ridgeline: Rural
Request of Steve and Maggie Wordell owners, to consider Case No. 04BAR-00000-000122 for **preliminary approval of an as-built first floor bathroom and bedroom addition of approximately 861 square feet, a proposed second floor addition of approximately 153 square feet, proposed first floor deck addition of approximately 85 square feet and second floor deck addition of approximately 900 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 155-090-043, located at **3099 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 6/25/04)

ACTION: King moved, seconded by Fisher-Miller and carried by a vote of 6 to 0 (Donaldson, Ravatt and Froscher absent) to grant final approval of 04BAR-00000-00122. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- Can be approved because the proposed addition is under the 16-foot height limit.
- Final approval.

- 15. 02BAR-00000-00268 Gerrity Garage Remodel Summerland**
02CDP-00000-00118 (Lisa Martin, Planner) Ridgeline: N/A
- Request of David Gerrity, owner, to consider Case No. 02BAR-00000-00268 for **further conceptual review of a remodel of an existing garage of approximately 500 square feet.** The following structures currently exist on the parcel: A residence of approximately 1,200 square feet and a garage/office of approximately 750 square feet. The proposed project will not require grading. The property is a 12,500 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-132-010, located at **205 Evans Avenue** in the Summerland area, First Supervisorial District. (Continued from 10/04/02)
- Project received 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:**
Public Comment:
- **Tom Evans: OK with project.**
- BAR Comments:**
- **Nice**
 - **Drawings are ready for final**
 - **Can come back for preliminary/final on consent**
- 16. 04BAR-00000-00237 Haynie Demo/New Residence, Garage and Guest House Summerland**
04LUP-00000-00940 (Alice Daly, Planner) Ridgeline: N/A
- Request of Harrison Design Associates, architect for the owner, Douglas Haynie, to consider Case No. 04BAR-00000-00237 for **further preliminary approval of a new residence of approximately 4,669 square feet, attached garage of approximately 750 square feet and guest house of approximately 784 square feet.** The following structures currently exist on the parcel: a residence (to be demolished) of approximately 3,682 square feet and attached garage of approximately 817 square feet square feet. The proposed project will require approximately 37cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-024, located at **355 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 10/01/04 & 1/14/05)
- ACTION: Clough moved, seconded by Roberts and carried by a vote of 7 to 0 (Donaldson and Ravatt absent) to continue 04BAR-00000-00237 for further preliminary approval and scheduled site visit. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
Public comment:
Paul Franz (neighbor to North):
- **Palm trees stick out — inappropriate to site.**
 - **Design is inappropriate for ridgetop structure.**
 - **Concerned with color — want more muted, darker colors.**
- Tom Evans:**
- **Policy encourages native plants.**
 - **Concerns with massing of building.**
- BAR Comments:**
- **North elevation appears massive and is highly visible.**
 - **BAR is still concerned with visibility on ridge top.**
 - **Consider stepping 2nd floor massing of western wing back.**
 - **Colors would be too visible.**
 - **Palm trees protrude into flow of natural landscape.**

- **Could have more of an Oak woodland landscape -- Palm tree profile is out of character.**
- **Important to darken colors.**
- **Respect comments of Summerland Board and want to work with them.**
- **Schedule full BAR site visit with the story poles showing revised plans.**
- **Continue for further preliminary.**

17. 04BAR-00000-00294 Viniar New Guest House and New Garage Toro Canyon

04CDP-00000-00130 (Peter Lawson) Ridgeline: N/A
Request of Victor Lozzetti, agent for the owners, David and Sue Viniar, to consider Case No. 04BAR-00000-00294 for **preliminary/final approval of a new guest house of approximately 798 square feet, new garage of approximately 768 square feet, tennis court and basketball court.** The following structures currently exist on the parcel: a residence of approximately 11,000 square feet, storage shed of approximately 400 square feet, equipment storage of approximately 530 square feet and farm employee dwelling of approximately 2,000 square feet. The proposed project will require approximately 1,532 cubic yards of cut and approximately 294 cubic yards of fill. The property is a 29 acre parcel zoned AG-1-10 and shown as Assessor's Parcel Number 005-010-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District.
(Continued from 12/17/04)

ACTION: Froscher moved, seconded by Ferguson-Ettigner and carried by a vote of 7 to 0 (Donaldson and Ravatt absent) to grant preliminary/final approval of 04BAR-00000-00294.

18. 04BAR-00000-00307 Coleman Residence Addition Toro Canyon/Carpinteria

04CNS-00000-00117 (Brian Baca, Planner) Ridgeline: N/A
Request of Syndi Souter, agent and William G. Cooper, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **further conceptual review of an addition of approximately 2,145 square feet to the existing residence and an addition of approximately 132 square feet to the existing deck.** The following structures currently exist on the parcel: a residence of approximately 1,272 square feet and two car garage of approximately 624 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District. (Continued from 1/14/05)

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:

- **Height impact is not great in this location — BAR can support view corridor height limit exemption based on viewing of story poles on-site. View corridor is not impacted as a result of other existing buildings.**
- **Come back for preliminary/final with planner letter.**

19. 04BAR-00000-00311 McMenamin Residence Addition and Remodel Toro Canyon

04CDP-00000-00140 (Holly Bradbury, Planner) Ridgeline: Rural
Request of Susan Sherwin, agent for the owner, Rory McMenamin, to consider Case No. 04BAR-00000-00311 for **further conceptual review of a residence addition and remodel of approximately 1,470 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately 68 cubic yards of cut and approximately 76 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05)

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

COMMENTS:

Holly Bradbury, Planner: P&D

- **Supports height limit exemption for project.**

BAR Comments:

- **Stair tower does not seem necessary.**
- **Continue, with BAR members to drive by and consider whether height exemption would be appropriate.**

20. 04BAR-00000-00271 Mac Naughton Residence Addition Carpinteria

04CDH-00000-00033 (Dan Nemechek, Planner)

Ridgeline: N/A

Request of Jeremy Roberts, architect for the owner, Liza Jane Mac Naughton, to consider Case No. 04BAR-00000-00271 for **further conceptual review of a residence addition of approximately 262 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and garage of approximately 437 square feet. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-008, located at **124 Rincon Point Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/19/04 & 1/14/05)

Project received further 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:

21. 03BAR-00000-00227 Harley Davidson Addition Carpinteria/Toro Canyon

03DVP-00000-00038 (Eric Engelbart, Planner)

Ridgeline: N/A

Request of Marc Perry, architect for the owner, Marty Cherrie, to consider Case No. 03BAR-00000-00227 for **revised further conceptual review of an addition of approximately 7,800 square feet. (1st floor addition of approximately 3,325, east end second story addition of approximately 2,175 square feet and west end second story addition of approximately 2,300 square feet.** The following structures currently exist on the parcel: a one story Harley Davidson Dealership of approximately 10,000 square feet. The proposed project will not require grading. The property is a 56,588 square foot parcel zoned CH and shown as Assessor's Parcel Number 005-430-035 located at **3501 Via Real** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 9/05/03, 5/28/04, 7/16/04 & 9/10/04)

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:

Anne Almy, Planner:

- **Project received an as-built Development Plan a few years ago — there were zoning violations that are going through the planning process. Owner is ready to go forward with this design — we ask your Board to focus on design issues. Planning issues will also be addressed through the review and approval process. Focus on design and neighborhood compatibility issues today.**

Public Comments:

Celeste Koeberl:

- **Presentation on existing views and conditions.**
- **Context: Driving on Via Real, it is a rural/semi-rural area. Dominant view is agricultural: open space close to street.**
-

John Gastovich:

- **Presentation on impact of proposal on public views.**
- **Fairly dramatic change to public views from road**

Margaret Baker:

- **Total structure and mass is too large for site.**
- **Close to road, structure right up to setback line.**
- **Fronts Via Real for 64 feet -- too much mass there**
- **Nearby buildings have much more open space around them.**
- **Does not feel like it is in character of semi-rural area.**

Stephen Carlson:

- **There are physical constraints because of the size of the lot.**
- **Need to look at size from design standpoint.**
- **You now have something different from what is in the rest of the neighborhood.**

Suzanne Stolnitz:

- **Support neighbors against project.**

Katie Diskant:

- **A new project, when finished, should look like it was always there.**

Anna Carrillo, representing Carpinteria Valley Association:

- **Toro Canyon Plan policy protects rural character of area.**
- **Too large, tall, close to road.**
- **Concerned about sight distance turning left from Via Real.**
- **Blocks views from mountains.**

Polly Holcomb, representing Polo Field Condo Association:

- **Story poles show problems with views.**
- **Impact on condo views.**

Royce Stoffer:

- **Project incompatible with neighborhood.**

Helen Paul:

- **Public views.**

Melinda Wittwer:

- **Commercial property development is appropriate.**
- **Need to be fair.**
- **Will be a safer corner with appropriate landscaping near edge of intersection.**

Charlotte French, The Padaro Association:

- **Design is too huge.**
- **No place for trucks to turn around except in parking area.**

BAR Comments:

- **We recognize that building is in compliance with zoning regulations.**
- **Project is compatible with other industrial/agricultural buildings in neighborhood.**
- **Proposed structure is appropriate to location adjacent to the freeway.**
- **Concerned with elimination of views of the mountains.**
- **Given the sensitivity of the site, the best possible architecture is needed. Concerned with bulky, boxy look.**
- **Quality of design and character must be enhanced from existing structure.**
- **More inviting architecture might help address other concerns with project.**
- **Continued until Planning Commission hearing. Suggest BAR members should attend hearing.**

22. **04BAR-00000-00349**

Klentner New Residence, Attached Garage and Guest Quarters

Toro Canyon

(No Assigned Planner)

Ridgeline: Rural

Request of Mark Smith, architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for **conceptual review of a new residence of approximately 9,092 square feet, attached garage of approximately 500 square feet and guest quarters of approximately 452 square feet.** The following structures currently exist on the parcel: a barn of approximately 3,000 square feet, two stables of approximately 3,000 square feet, farm employee dwelling of approximately 4,200 square feet (all under construction). The proposed project will require approximately 2,356 cubic yards of cut and approximately 1,392 cubic yards of fill. The property is a 40 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-160-020, located at **3340 Foothill Road.** in the Toro Canyon area, First Supervisorial District.

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:

- **Bethany Clough has declaration that she had previously worked on site under other owner and project.**

BAR comments:

- **Site constraints may require a smaller or one-story design.**
- **Do not want to see unbroken massing or retaining walls on downslope side.**
- **Re-grading to address height issues is acceptable when it better integrates home into site and emulates form of natural site grade.**
- **Strongly recommend stepping down the structure.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by Valerie Froscher, and carried by a vote of 7 to 0 (Robin Donaldson and Greg Ravatt absent) that the meeting was adjourned until 9:00 A.M. on Friday, March 11, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:05 P.M.