

# COUNTY OF SANTA BARBARA



## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 14, 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, Chris 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
Martha Gray	
Laurie Romano	
Will Rivera	
Glen Morris	
Anita Hodosy	SBAR Secretary
Anne Almy	Supervising Planner

**COMMITTEE MEMBERS ABSENT: Everyone present.**

**REPORTERS:** None in attendance

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

### **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** *None.*

**II. AGENDA STATUS REPORT:** All project scheduled to be heard.

**III. MINUTES:** Rivera moved, seconded by Romano and carried by a vote of 4 to 0 (J. Roberts and Morris absent) to approve the Minutes of February 29, 2008.

### **IV. CONSENT AGENDA:**

**C-1. 07BAR-00000-00287 Hollstien New Residence, Garage and Barn Goleta**  
07LUP-00000-00755 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Eric Swenumson, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 07BAR-00000-00287 (06BAR-00000-00172 previous BAR number) for **final approval on consent of new residence of approximately 4,006 square feet, a detached garage of approximately 900 square feet, and barn of approximately 3,080 square feet and grading plan.** No structures currently exist on the parcel. The proposed project will require approximately 2,764 cubic yards of cut and 1,470 cubic yards of fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-050, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 11/30/07 & 1/18/08 & 2/29/08)

**ACTION:** Romano moved, seconded by Rivera and carried by a vote of 4 to 0 (J. Roberts and Morris absent) to grant final approval on consent of 07BAR-00000-00287. The following condition was made by the Board of Architectural members present for this project:

**CONDITION:**

- **Received final approval with the condition that the wainscot detail, as revised (detail 9/A-8), shall be extended across the west and south elevations.**

**C-2. 07BAR-00000-00272 Fries New Residence Santa Barbara**  
**07CZI-00000-00088 (Seth Shank, Planner) Jurisdiction: Goleta**

Request of Glen Fries, architect for the owner, Scot Fries, to consider Case No. 07BAR-00000-00272 for **final approval on consent of a new residence of approximately 3,955 square feet and garage of approximately 895 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 950 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.64 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-009 located at **1366 Via Veneto** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07, 1/04/08 & 2/29/08)

**ACTION: Romano moved, seconded by Rivera and carried by a vote of 4 to 0 (J. Roberts and Morris absent) to grant final approval on consent of 07BAR-00000-00272.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- A discussion was had regarding individual BAR members meeting with applicants outside of BAR meetings. It was agreed that this practice may occur but that the BAR member must be very clear with the applicant that the applicant is receiving one member's opinion and not the consensus of the BAR. Applicants should be directed to the approved minutes, if any, on their projects.
- A discussion was had regarding the structure of BAR meetings in general. It was agreed that members must assist the Chair in maintaining order and timeliness by keeping on track and by not interrupting or randomly changing the course of discussion. For each project, the Chair will deliberately allow the applicant's presentation, allow orderly questions from the BAR members, allow public comment, and then allow orderly comments from the BAR members.
- BAR requested staff presentations on the Mission Canyon Community Plan update and the Summerland Community Plan update.

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 07BAR-00000-00050 Gerrity Residence Additions Isla Vista**  
**07AMD-00000-00004 (J. Ritterbeck, Planner) Jurisdiction: Design Overlay**

Request of David Gerrity, owner, to consider Case No. 07BAR-00000-00050 for **preliminary/final approval of residential additions consisting of two bedrooms, two bathrooms and two laundry rooms of approximately 775 (gross) total square feet.** The following structures currently exist on the parcel: two residences of approximately 2,526 square feet each. The proposed project will not require grading. The property is a 0.48 acre parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-064-001, located at **6559 Segovia** in the Isla Vista area, Third Supervisorial District. (Continued from 3/30/07, 4/13/07, 5/25/07 & 9/21/07)

**ACTION:** Morris moved, seconded by Romano and carried by a vote of 4 to 0 (Gray and J. Roberts absent) to grant denial of 07BAR-00000-00050. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

- a. Architecturally, the building as a whole needs stylistic direction
- b. Addition needs to be integrated into the existing building to achieve the look of a balanced and integrated whole.
- c. Details need to be worked out, e.g., currently a proposed gable end clips an existing window.
- d. The existing six foot front yard fence is visually hostile to the dense urban neighborhood and must be altered to allow the project to achieve integration into the neighborhood and hence neighborhood compatibility:
  - Consider opening the southeast corner of the lot by eliminating the fence in the front yard area facing the intersection;
  - Consider lowering the fence to a maximum height of 42”.
- e. Project was denied on the basis of the applicant’s choice to have an action from the BAR rather than to respond to BAR comments due to the BAR being unable to make the following finding.
  - *Overall structure, shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.*

2. **07BAR-00000-00334 Marmo New Single Family Dwelling Santa Barbara**  
07ZCI-00000-00121 (Jim Heaton, Planner) **Jurisdiction: Goleta**

Request of Murray Duncan, architect for the owners, Chris and Trish Marmo, to consider Case No. 07BAR-00000-00334 for **preliminary/final approval of a new residence of approximately 3,998 square feet with an attached garage of approximately 910 square feet, a cellar of approximately 94 square feet and pool/spa of approximately 685 square feet.** The lot is currently vacant. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 26,743 square foot parcel zoned D-R-1 and shown as Assessor’s Parcel Number 059-460-016, located at **1270 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08)

**ACTION:** Rivera moved, seconded by Morris and carried by a vote of 5 to 0 (J. Roberts absent) to grant preliminary approval of 07BAR-00000-00334. Applicant to return for final approval on consent at the SBAR Meeting of March 28, 2008. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

- a. Project received preliminary approval with the condition that the exterior lights be modified to be fully screened with light directed down and the suggestions that the amount of both hardscape and lawn be reduced overall.
- b. Architecture is approved to go through plan check.
- c. Return for final on consent.

3. **08BAR-00000-00023 Calhoun Second Floor Enclosure Santa Barbara**  
08LUP-00000-00044 (Amy Trester, Planner) **Jurisdiction: Goleta**

Request of John Larson, agent for the owners, Tony and Mickie Calhoun, to consider Case No. 08BAR-00000-00023 for **conceptual review/preliminary/final approval of a second floor balcony enclosure of approximately 155 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,362 square feet, garage of approximately 386 square feet, pool of approximately 560 square feet and balcony of approximately 155 square feet. The proposed project will not require grading. The property is a 7,841 square foot parcel zoned 7-R-1 and shown as Assessor’s Parcel Number 065-524-007, located at **5260 Kaiser Avenue** in the Santa Barbara area, Second 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. **Prefabricated product not appropriate for the second floor of the streetscape elevation of the house.**
- b. **Enclosed balcony needs to be designed to improve the character of the house and help integrate the existing house better into the neighborhood.**
- c. **Consider just adding a roof element and not otherwise enclosing the balcony.**

**4. 08BAR-00000-00026 Avolio Residence Addition Santa Barbara  
07CDH-00000-00044 (Eric Gage, Planner) **Jurisdiction: Goleta****

Request of Woody Boyce, agent for the owners, Glenn and Rosa Avolio, to consider Case No. 08BAR-00000-00026 for **conceptual review of an addition to garage of approximately 240 square feet and a second story loft addition of approximately 411 square feet to the residence.** The following structures currently exist on the parcel: a residence of approximately 2,390 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. No trees are proposed for removal. The property is a 25,311 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-290-017, located at **1239 Orchid Drive** in the Santa Barbara area, Second Supervisorial District.

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

**COMMENTS:**

- a. **BAR needs to see photos of the house in the context of the neighborhood.**
- b. **Reconsider side loading the second story addition as side loading is inconsistent with the adopted Eastern Goleta Design Guidelines.**
- c. **North elevation is working but the east elevation needs to be restudied.**

**Public speaker: Tom Condon/**

**5. 07BAR-00000-00326 Condon Residence Addition/Remodel Santa Barbara  
07CDH-00000-00043 (Eric Gage, Planner) **Jurisdiction: Goleta****

Request of Chris Belanger, architect for the owner, Thomas Condon, to consider Case No. 07BAR-00000-00326 for **preliminary/final approval of the demolition of an existing 475 square foot garage, and an addition of approximately 1,844 square feet for a new garage, guest room, bathrooms and other additions to an existing residence of approximately 2,060 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,060 square feet with attached garage of approximately 475 square feet, and two sheds of approximately 95 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The removal of a 10-inch albiza tree, a 12-inch grapefruit tee and a 10-inch plum tree is proposed. The property is a 28,945 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-290-029, located at **1257 Orchid Drive** in the Santa Barbara area, Second Supervisorial District.

*(Continued from 1/18/08)*

**ACTION: Morris moved, seconded by J. Roberts and carried by a vote of 6 to 0 to grant preliminary approval of 07BAR-00000-00326. Applicant to return for final approval on consent at the SBAR Meeting of March 28, 2008. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Project received preliminary approval.**
- **Return for final on consent with construction details.**

**6. 08BAR-00000-00019 Merrin Residence Addition/Remodel Santa Barbara**  
**08LUP-00000-00036 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban**

Request of Ray Ketzel, architect for the owner, Michael Merrin, to consider Case No. 08BAR-00000-00019 for **conceptual review of residence remodel and addition of approximately 610 square feet of lower level garage/storage and approximately 650 square feet first floor habitable space.** The following structures currently exist on the parcel: a residence of approximately 2,641 gross square feet. The proposed project will require approximately 885 cubic yards of cut and no fill. The property is a 3.4 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-068, located at **1400 Northridge Road** in the Santa Barbara area, Second 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. **BAR can't comment on proposed project elements that extend outside of the prescribed building envelope: applicant is directed to work with P&D in this regard.**
- b. **Size, bulk and scale of proposed addition are appropriate and the project is an improvement over the existing circumstances.**
- c. **Understory needs to act like a water mark and be dark to ground the building; consider use of stone cladding.**

**7. 06BAR-00000-00208 Zucker New Residence Santa Barbara**  
**07LUP-00000-00178 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural**

Request of Emilio Casanueva, agent for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **further conceptual review of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries.** No structures currently exist on the parcel. The proposed project will require approximately 6,800 cubic yards of cut and approximately 4,850 cubic yards of fill with 1,950 cubic yards to be exported off site. The property is a 150 total acres zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06, 4/27/07, 6/08/07, 7/16/07, 8/24/07, 11/30/07, 1/04/08 & 1/18/08)

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

**COMMENTS:**

- a. **BAR appreciates the applicant's response to their comments.**
- b. **Project now responds well to the site and, with its reduced footprint, is conceptually appropriate.**
- c. **Return for preliminary review.**

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

**8. 06BAR-00000-00056 Barnick New Residence/Workshop/Modification Hope Ranch**  
**06CDH-00000-00037/08MOD-00000-00001 (Selena Buoni, Planner) Jurisdiction: Coastal**

Request of Thiep Cung, architect for the owner, Michael Barnick, to consider Case No. 06BAR-00000-00056 for **final approval of a new residence of approximately 11,180 square feet, attached garage of approximately 1,087 square feet, a detached workshop and garage of approximately 948 square feet, a garden house of approximately 150 square feet, and for a height modification to the 1.5-EX-1 zone, to enable the proposed residence to conform to the new height methodology (the project's height has not changed since conceptual review was given, but the height methodology has changed.)** The following structures currently exist on the parcel: a garage of approximately 850 square feet. The proposed project will require approximately 4,495 cubic yards of cut and approximately 2,733 cubic yards of fill. The property is a 3.92 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-010, located at **4305 Marina Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/10/06 & 2/01/08)

**ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 to grant final approval of 06BAR-00000-00056.**

**9. 07BAR-00000-00305 Skeen Pool House Santa Barbara**  
**07LUP-00000-00793, 07MOD-00000-00015 (Eric Gage, Planner) Jurisdiction: Goleta**

Request of On Design Architects, architect for the owner, William Skeen, to consider Case No. 07BAR-00000-00305 for **preliminary approval of a demolition of a shed of approximately 110 square feet, demolition of a detached garage of approximately 611 square feet and covered patio, and the construction of a pool cabana of approximately 781 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,176 square feet, garage of approximately 566 square feet and shed of approximately 90 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 14,801 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-342-001, located at **354 Arroyo Road** in the Goleta area, Second Supervisorial District. (Continued from 12/14/07)

**ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 6 to 0 to grant preliminary approval of 07BAR-00000-00305. 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 with the Modification finding "b" (better design).**
- **Return for final on consent.**

**10. 08BAR-00000-00030 Cherot Reconstructed and Remodeled Residence Hope Ranch**  
**(No Assigned Planner) Jurisdiction: Ridgeline - Urban**

Request of James Bell, architect for the owner, Thornton E. Cherot, to consider Case No. 08BAR-00000-00030 for **conceptual review of residence remodel of approximately 3,117 and reconstruction of approximately 2,393 square feet – rebuild after fire.** The following structures currently exist on the parcel: a residence of approximately 5,426 square feet and pool house of approximately 455 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.06 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-021, located at **1480 Cantera Way** in the Hope Ranch area, Second 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. **Project appears appropriate to the site in respect to massing, size, bulk and scale, although it is difficult at this stage to see how the materials play out.**
- b. **BAR appreciates the strong horizontality of the design and the living roof concept although the style of the house needs to be pushed in a given direction.**
- c. **Restudy to create a stronger entry statement.**
- d. **Consider improving upon the boxy nature of the portion of the house to be restored.**
- e. **Project may proceed to preliminary review.**

**11. 07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara**  
**07LUP-00000-00797 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban**

Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **further conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07, 10/19/07 & 12/14/07)

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

**COMMENTS:**

- a. Guest house should respond to curvilinear architecture of the house.
- b. Glazing on the south and east face of guest house needs to be mitigated.
  - Show section with plantings to prove adequate screening.
- c. Show plants to remain in fire protection zone 1.
- d. Project may proceed to preliminary review.

**12. 07BAR-00000-00339 Reish Single Family Dwelling Addition Santa Barbara  
07LUP-00000-00916 (Brian Banks, Planner) Jurisdiction: Goleta**

Request of William Reish, agent/architect for the owners, William and Kathleen Reish, to consider Case No. 7BAR-00000-00339 for **preliminary/final approval of a partial demolition of approximately 200 square feet and an addition of approximately 1,570 square feet to the existing residence (for a net gain of approximately 1,370 square feet), and an attached garage of approximately 425 square feet.** The following structures currently exist on the parcel: residence of approximately 2,010 with an attached garage of approximately 445 square feet (to be demolished) and tool shed/shop of approximately 125 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-021, located at **1051 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08)

**ACTION: Morris moved, seconded by Romano and carried by a vote of 5 to 0 (J. Roberts absent) to grant preliminary approval of 07BAR-00000-00339. 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:**

- a. BAR appreciates that their comments were responded to successfully.
- b. Project received preliminary approval with direction to restudy garage door details.
- c. Return for final on consent.

**Toro Canyon/Summerland/Carpinteria Areas**

**13. 07BAR-00000-00204 Frenkel New Residence and Guesthouse Toro Canyon  
07LUP-00000-00840(J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Rural**

Request of Stephen R. Frenkel, architect for the owners, Steve and Terri Frenkel, to consider Case No. 07BAR-00000-00204 for **further conceptual/preliminary approval of a new two-story residence of approximately 3,480 square feet with an attached 2-car garage of approximately 537 square feet and guesthouse of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 2,050 cubic yards of cut and approximately 1,320 cubic yards of fill. The property is a 3.79 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-052, located at **2850 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 8/24/07)

**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. BAR appreciates that the architect responded to their previous comments as shown in the illustrative.
- b. Architecture as shown in the illustrative - hand hewn and growing from the land - is resolved and appropriate to the site; fine character of the architecture is not, however, perpetuated in elevations.
- c. Details will need to prove out the illustrative.
- d. Appreciate the idea of the southfacing outdoor living area but proportions of building framing the open space need to be restudied.

- e. Like the architectural simplicity of the wings; restudy main portion of building to perpetuate simplicity achieved in the wings of the building. Restudy north elevation in particular. Restudy windows at garage.
- f. Consider adding stone to exterior of house and/or boulders up against the house.
- g. Exterior lights need to direct light down onto the ground.
- h. Darken color of house.
- i. Landscape plan is appropriate.

Public speakers: Paul Recsei, Barry Gordon, Art Darrow, Cory Iverson, Elizabeth Sorgman, Tony Fisher.

14. **08BAR-00000-00028 Rahmani New Gazebo/BBQ/Fireplace Toro Canyon**  
**08LUP-00000-00051 (Brian Banks, Planner) Jurisdiction: Toro Canyon**

Request of Faramarz Matloob, architect for the owner, Mashi Rahmani, to consider Case No. 08BAR-00000-00028 for **conceptual review of the demolition of existing gazebo of approximately 400 square feet, addition of new gazebo of approximately 480 square feet, new pergola of approximately 200 square feet and new barbecue of approximately 120 square feet.** The following structures currently exist on the parcel: a residence of approximately 9,155 square feet, garage of approximately 1,163 square feet and cabana of approximately 630 square feet with attached 420 foot covered deck and 400 square foot gazebo. The proposed project will not require grading. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-030-024, located at **2785 East Valley Road** in the Toro Canyon area, First 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. As drawn, the north and south elevations don't match up with gable end at the west elevation; resolve.
- b. Simplify columns.
- c. Chimney cap should be Mediterranean in style.
- d. Return for preliminary/final review before the full board with landscape materials at arbor called out and notes reflecting that colors and materials are to match the existing house.

15. **08BAR-00000-00022 Twist Residence Addition, Garage and Carport Toro Canyon**  
**08CDP-00000-00015 (Seth Shank, Planner) Jurisdiction: Ridgeline - Rural**

Request of Sophie Calvin, architect for the owner, Mrs. Lurline Twist, to consider Case No. 08BAR-00000-00022 for **conceptual review of residence addition of approximately 1,214 square feet, conversion of existing garage to habitable space of approximately 557 square feet, new attached garage of approximately 496 square feet and new deck of approximately 99 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,754 square feet, garage of approximately 557 square feet, covered porch of approximately 257 square feet and deck of approximately 221 square feet. The proposed project will require approximately 987 cubic yards of cut and approximately 1,028 cubic yards of fill. The property is a 5.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-140-078, located at **438 Toro Canyon 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:**

- a. Proposed additions should reflect the details of the original adobe.
- b. Restudy alignment of driveway to reduce grading at property line.
- c. Retain two garage doors.

16. **08BAR-00000-00029 Statler Residence Addition Toro Canyon**

---

(No Assigned Planner)

**Jurisdiction: Ridgeline - Rural**

Request of Syndi Souter, agent for the owners, Gordon and Barb Statler, to consider Case No. 08BAR-00000-00029 for **conceptual review of a new entry addition of approximately 30 square feet and master bath addition of approximately 260 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,100 square feet and detached garage of approximately 440 square feet. The proposed project will not require grading. The property is a 1.59 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-320-035, located at **1795 Ocean Oaks Road** in the Toro Canyon/Carpinteria area, First Supervisorial District.

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

**COMMENTS:**

- **Fun project.**
- **Consider either being even more bold with contemporary materials and architecture to really distinguish additions from existing home or integrate additions into existing home so they look like part of one integrated whole.**

**17. 07BAR-00000-00067**

**Laguna Property, LLC Commercial Exterior Changes**

**Summerland**

---

07CDP-00000-00026 (Sarah Clark, Planner)

**Jurisdiction: Summerland**

Request of Heney Dong & Associates, agent for the owner, Laguna Property, LLC, to consider Case No. 07BAR-00000-00067 for **preliminary approval of minor exterior changes to an existing historical restaurant and parking lot lighting.** The following structures currently exist on the parcel: a restaurant of approximately 7,115 square feet. The proposed project will not require grading. The property is a .51 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07 & 7/20/07)

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

**COMMENTS:**

- a. **Handicap accessibility and drop off provisions do not appear to be resolved or acceptable: planner to investigate.**
- b. **Street frontage needs landscaping.**
- c. **Return with details of new stairways and ramps and elevational drawings including them as well. Please illustrate all proposed new additions to existing development.**
- d. **Planner and applicant to consult with historian on the color of the building.**
- e. **Exterior lights appear to be acceptable.**
- f. **Return for further conceptual with these issues resolved.**

**18. 06BAR-00000-00176**

**Nguyen New Residence**

**Summerland**

---

06CDP-00000-00078 (Holly Bradbury, Planner)

**Jurisdiction: Summerland**

Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **preliminary approval of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, and 9/7/07 & 9/21/07 & 11/02/07 & 12/14/07)

**ACTION : Morris moved, seconded by J. Roberts and carried by a vote of 4 to 0 (C. Roberts and Rivera step down) to grant preliminary approval of 06BAR-00000-00176. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Project received preliminary approval with the condition that the roof be lowered to a 3:12 pitch.**

**Public speakers: Robin Donaldson, Jeff O'Neil, Tom Evans.**

**19. 05BAR-00000-00059 Paradise Ivy New Mixed-Use Building Isla Vista  
05DVP-00000-00027 (Errin Briggs, Planner) Jurisdiction: C-2 Zone**

Request of Karl Kras, architect for the owner, Paradise Ivy New LLC, to consider Case No. 05BAR-00000-00059 for **further conceptual review/preliminary approval of a 3+ story mixed-use building of approximately 19,160 net square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 4/15/05, 5/27/05 & 7/08/05 & 3/02/07)

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

**COMMENTS:**

- Project succeeds in being playful and setting the tone for future development. Building addresses the corner well.**
- Architecture is creative: push design even further, e.g., consider introducing varied materials, not just stucco, consider breaking planes.**
- Some concern about visibility into the building from public vantage points. Building will be lively with residents occupying: consider frosting bases of windows.**
- Consider adding overhangs on south to deal with sun.**
- Consider roof decks.**
- Consider using planters on second and third stories.**
- Use high quality materials on ground plane within the right of way and deliberately provide for public space.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Jeremy Roberts, and carried by a vote of 6 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, March 28, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:40 P.M.