



# COUNTY OF SANTA BARBARA

## BOARD OF ARCHITECTURAL REVIEW *Revised* APPROVED MINUTES Meeting of March 16, 2007

**Revisions:** Revisions pertain to Item #16 Beach Club Family Trust New Residence, a referenced address was corrected three times.

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Jeremy Roberts	Chair	Santa Barbara County
Chris Roberts	Vice Chair	Engineering Building, Room 17
Robin Donaldson		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Pamela Ferguson Ettinger		(805) 568-2000
Martha Gray		
Anita Hodosy	BAR Secretary	
Michelle Gibbs	Planner III	

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy Roberts, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Jeremy Roberts	Chair
Chris Roberts	Vice Chair
Valerie Froscher	
Pamela Ferguson-Ettinger	
Martha Gray	
Anita Hodosy	BAR Secretary
Michelle Gibbs	Planner III

**COMMITTEE MEMBERS ABSENT:** Robin Donaldson

**REPORTERS:** None in attendance

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

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None.

**II. AGENDA STATUS REPORT:** Gray moved, seconded by Froscher and carried by a vote of 4 to 0 (Donaldson and C. Roberts absent) to:

- Continue Item # 15 06BAR-00000-00257 Beach Club Family Trust New Residence to the meeting of March 30, 2007 at the request of Planning and Development and the applicant.

**III. MINUTES:** Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson and C. Roberts absent) to approve the Minutes of March 2, 2007.

**IV. CONSENT AGENDA:**

**C-1. 06BAR-00000-00252**

**Hammer Residence Addition and New Three Car Garage**

**Mission Canyon**

06LUP-00000-00949 (Amy Trester, Planner)

**Jurisdiction: Mission**

Request of Dale Pekarek, architect for the owners, Steve and Amy Hammer, to consider Case No. 06BAR-00000-00252 for **final approval on consent of a residence addition of approximately 324 square feet, conversion of existing garage to habitable space of approximately 724 square feet and a new three car garage of approximately 693 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,998 square feet and attached garage of approximately 799 square feet. The proposed project will not require grading. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-070-035, located at **1324 Los Canoas Lane** in the Mission Canyon area, First Supervisorial District. (Continued from 11/17/06 & 2/02/07 & 3/2/07)

**ACTION: Gray moved, seconded by Froscher and carried by a vote of 4 to 0 (Donaldson and C. Roberts absent) to grant final approval on consent of 06BAR-00000-00252.**

**C-2. 06BAR-00000-00325**

**Frampton Residence Additions**

**Toro Canyon**

07LUP-00000-00009 (Errin Briggs, Planner)

**Jurisdiction: Ridgeline -Rural**

Request of Kevin Frampton, owner, to consider Case No. 06BAR-00000-00325 for **final approval on consent of a new garage associated with a detached residential second unit and a dining room addition of approximately 274 square feet to a previously approved residence (03BAR-0000-00026) under construction. Project also includes the relocation of the pool, the cabana and the trellis.** The following structures currently exist on the parcel: **existing permitted new residence of approximately 10,155 square feet, cabana of approximately 392 square feet with an adjacent trellis of approximately 625 square feet, an accessory structure of approximately 200 square feet, pool, tennis court, and landscaping.** The proposed project will not require grading. The property is a 12.84 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-018, located at **3010 Vista Linda** in the Toro Canyon area, First Supervisorial District. (Continued from 2/02/07 & 3/02/07)

**ACTION: Gray moved, seconded by Froscher and carried by a vote of 4 to 0 (Donaldson and C. Roberts absent) to grant final approval on consent of 06BAR-00000-00325.**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**Tom Jacobs of the Mission Canyon Association asked to present to the SBAR on the status of the Mission Canyon Design Guidelines. SBAR asked that the item be discussed on the standard SBAR agenda. SBAR also requests that the Mission Canyon Association Architectural Design review Committee be present also.**

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

1. **07BAR-00000-00039** **Hope Inn Motel** **Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Commercial**

Request of Sharad Lai, architect for the owner, Lotus Hospitality, Inc., to consider Case No. 07BAR-00000-00039 for **conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** 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. **Exciting area to develop.**
- b. **No issues with the size of the development; this will help revitalize the area.**
- c. **Post-modern style of the development is not appropriate. Study the details and style of the residential development at the corner of State Street and Modoc designed by OnDesign Architects (formerly called the Tremigo project). The building needs to look more residential in style.**
- d. **Step the second story further back from the first story and consider adding roof top decks on the first floor.**
- e. **Double check to ensure that entire building meets the height ordinance requirements.**
- f. **SBAR likes the underground parking.**
- g. **Signage and lighting will be reviewed closely. Avoid the use of illuminated signs.**
- h. **Find an alternate location for the condensing units.**
- i. **Study creating a larger trash enclosure area; the proposed area appears too small. Plan for recycling of materials.**
- j. **Conduct photo study of the streetscape to show the project within the overall context of the neighborhood.**
- k. **Work with neighbors along State Street on the overall design of the area if possible.**

2. **07BAR-00000-00027** **Cercos Addition and Remodel** **Goleta**  
07LUP-00000-0086 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Tom Morrison, agent for the owner, Frank Cercos III, to consider Case No. 07BAR-00000-00027 for **conceptual review/preliminary/final approval of an addition of approximately 115 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,828 square feet and attached garage of approximately 459 square feet. The proposed project will not require grading. The property is a .28 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-340-022, located at **4991 Old Oak Place** in the Goleta area, Second Supervisorial District. (Continued from 3/02/07)

**ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 1 (Donaldson absent) to grant final approval of 07BAR-00000-00027. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comments:**

**Oscar Briones**

- **Disappointed that only one SBAR member conducted a site visit and viewed the proposed project from his house (although two members went out – only one member saw the project from his house).**
- **Continues to have concerns that the roof eave of the new addition will block his private views of the ocean.**

**SBAR Comments:**

- a. **Roof already pulled back from the allowed setback.**
- b. **Proposed palm tree will screen the addition adequately.**

**Motion: Preliminary/final approval granted.**

**3. 07BAR-00000-00030      Smith Demolition/New Residence      Goleta**

07CDH-00000-00008 (J. Ritterbeck, Planner)      **Jurisdiction: Ridgeline Urban/Coastal**  
Request of Ketzler and Goodman, architects for the owners, Curtis and Linda Smith, to consider Case No. 07BAR-00000-00030 for **conceptual review of a demolition and rebuild of a residence with attached garage of approximately 9,057 square feet.** The following structures currently exist on the parcel: for demolition of the existing residence with attached garage and guest structure of approximately 3,892 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.06 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-260-010, located at **5395 Dorwin Lane** in the Goleta area, Second Supervisorial District.

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

**COMMENTS:**

- a. **Story poles and site visit requested.**
- b. **An analysis of the comparative square footages of the neighborhood requested.**
- c. **Initial reaction is that the style might not be appropriate in terms of neighborhood compatibility. Study reducing the formality of the structure with the details.**
- d. **Because no noticing of the SBAR meetings is required, work with the neighbors on the design of the new residence.**

**4. 06BAR-00000-00143      Werner Residence Addition      Isla Vista**

06CDP-0000-00128 (Dan Gullett, Assigned Planner)      **Jurisdiction: Design Overlay**  
Request of Steve Wilson, agent for the owner, Tim Werner, to consider Case No. 06BAR-00000-00143 for **final approval of a residence addition of approximately 1,311 square feet and remodel of approximately 1,282 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,311 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned SR-M-1 and shown as Assessor's Parcel Number 075-212-004, located at **6593 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 7/21/06 & 1/05/07)

**ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to continue 06BR-00000-00143 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **This is a great example of what works in Isla Vista.**
- b. **Need a color board that can be stamped and kept onsite during construction for permit compliance staff. Also, please provide SBAR with an extra 8.5x11 or 11x17 set of the plans and scanned color boards so that SBAR can use this project as a good example in Isla Vista.**
- c. **SBAR prefers the brick red or forest green roof color.**
- d. **Add black chain link fencing along the property line between adjacent neighbors.**
- e. **Consider using a plant species that is easier to grow and a little taller along the driveway.**
- f. **Consider leaving cement siding bare. Consider using 3'x8' Eternit cement panels that are easy to install.**

**Motion: Return for final on consent with color board.**

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

5. **06BAR-00000-00086 Greene and Sterndahl Demolition/New Residence Hope Ranch**  
06LUP-00000-000401 (Selena Buoni, Planner) Jurisdiction: Ridgeline – Urban  
Request of Bruce Shindelus, architect for the owners, Nicole Greene and Denny Sterndahl, to consider Case No. 06BAR-00000-00086 for **final approval of a new residence with attached garage of approximately 6,430 square feet with two attached, 600 square foot garages, a gym of approximately 356 square feet, and a new pool. The residence would be approximately 28 feet in height. Also included is a new driveway with turnaround, fountain, trash enclosure, entry gate, and associated retaining walls.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,004 square feet to be demolished. The proposed project will require approximately 630 cubic yards of cut and approximately 1,670 cubic yards of fill. One oak tree is proposed for removal, to be mitigated by the planting of ten one-gallon oaks. The property is a 3.12 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-009, located at **4636 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/19/06 & 8/11/06 & 10/06/06)
- ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval of 06BAR-00000-00086. The following comment was made by the Board of Architectural Review members present for this project:**
- COMMENT:**
- **Plant at least 15-gallon oak trees rather than 1-gallon oak trees.**
- Motion: Final approval granted.**
6. **06BAR-00000-00254 Winn Residence Demo/Addition/Remodel Mission Canyon**  
06LUP-00000-01030 (Amy Trester, Planner) Jurisdiction: Mission  
Request of Mark Shellnut, architect for the owner, Alastair Winn, to consider Case No. 06BAR-00000-00254 for **preliminary/final approval of a demolition and rebuild of approximately 1,150 square feet of the existing residence (same footprint), an addition of approximately 138 square feet, and roof line revisions and resurface to residence, garage, guest house and workshops.** The following structures currently exist on the parcel: a residence of approximately 2,450 square feet, garage/workshop of approximately 660 square feet and studio/storage of approximately 468 square feet. The proposed project will not require grading. The property is a 23,000 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-261-023, located at **719 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 11/17/06)
- ACTION: Gray moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to grant preliminary approval of 06BAR-00000-00254. 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:**
- Please restudy the colors. Bring actual materials with the proposed stains/colors (e.g., shingles, wood railing etc.).**
  - Proposed light green color is inappropriate.**
  - Incorporate colors that are complementary to the existing house.**
  - Bring trim, railing, and chimney cap details next time.**
- Motion: Preliminary approval granted. Return for final on consent.**
7. **06BAR-00000-00113 Willows Residence Additions/Remodel Mission Canyon**  
06LUP-00000-00419 (Erinn Briggs, Planner) Jurisdiction: Mission Canyon  
Request of Ron Sorgman, architect for the owner, Dave Willows, to consider Case No. 06BAR-00000-00113 for **further conceptual review of a new residence of approximately 4,876 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,891 square feet and a garage of approximately 1,876 square feet, mechanical and storage space would be demolished. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 2.83 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-019, located at **1990 Los Canoas** in the Mission Canyon area, First Supervisorial District. (Continued from 6/02/06 & 11/17/06 & 1/19/07)

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

**COMMENTS:**

- a. **SBAR needs a full set of plans to review the project (only elevations brought this time). Please bring site plans and photos of the site, along with the elevations, at the next SBAR meeting.**
- b. **Story poles and a site visit requested.**

**8. 06BAR-00000-00285 Burns New Residence and Detached Garage Santa Barbara  
06LUP-00000-00285 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Rural**

Request of Amy Taylor, architect for the owner, Paul R. Burns, to consider Case No. 06BAR-00000-00285 for **further conceptual review/preliminary/final approval of a new residence of approximately 2,085 square feet and detached garage of approximately 690 square feet and a guest house of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,204 cubic yards of cut and no fill. The property is a 1 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-008, located at **2700 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 1/19/07 & 2/23/07)

**Project received revised 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. **For the photo study of the neighborhood provided by the applicant, please provide a vicinity map with the locations of the photos shown on the map.**
- b. **SBAR appreciates the redesign and likes the direction that the project is now going.**
- c. **Stepping the house down along the natural terrain is much better.**
- d. **The revised SFD design is appropriate for a site like this.**
- e. **Consider using dark colors for the SFD.**
- f. **To stabilize the driveway, consider a sandstone or sandstone-colored concrete with native plantings interspersed or a gabion with native plantings interspersed. Keep it as simple and natural as possible. Minimize the visibility of the driveway and grading scars as seen from Gibraltar Road and below.**
- g. **Investment in a good landscape architect will further enhance the project.**

**Toro Canyon/Summerland/Carpinteria Areas**

**9. 06BAR-00000-00176 Nguyen New Residence Summerland  
06CDP-00000-00078 (Holly Bradbury, Planner) Jurisdiction: Summerland**

Request of Richele Mailard, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review 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)

**Project was not heard, representative was not present.**

**10. 05BAR-00000-00241 Bell New Residence and Attached Garages Toro Canyon**  
**05LUP-00000-01235 (Lisa Hosale, Planner) Jurisdiction: Ridgeline –Rural**

Request of Harrison Design Assoc., architect for the owners, James and Karen Bell, to consider Case No. 05BAR-00000-00241 for **final approval of a new residence of approximately 5,212 square feet with attached garage/workshop space of approximately 1,410 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet (to be converted to a detached residential second unit) and an accessory structure of approximately 60 square feet. The proposed project will require approximately 3,435 cubic yards of cut and approximately 620 cubic yards of fill. The property is a 2.25 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-017, located at **3091 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 10/28/05 & 3/10/06 & 2/23/07)

**ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval of 05BAR-00000-00241. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comments:**

**Paul Rescei, Ladera Area Neighborhood Association:**

- **Thanks the applicant's team for their efforts to date.**
- **Per the Toro Canyon Plan, lighting must be shielded. Requests that wall-mounted lights be frosted, colored (e.g., amber), or opalescent. An example of frosted amber glass for wall-mounted fixtures was brought in.**

**SBAR Comments:**

- **Please use frosted amber glass for all wall-mounted light fixtures.**

**Motion: Final approval granted.**

**11. 07BAR-00000-00009 Berkoff Trust Trellises Toro Canyon**  
**06CDH-00000-00056 (Errin Briggs, Planner) Jurisdiction: Toro/Coastal**

Request of Don Nulty, architect for the owner, Berkoff Trust, to consider Case No. 07BAR-00000-00009 for **conceptual review of two new covered trellises with retractable side awnings, attached to the first and second floor decks of an existing two –story residence.** The following structures currently exist on the parcel: a residence of approximately 2,094 square feet and garage of approximately 806 square feet. The proposed project will not require grading. The property is a .13 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-010, located at **3555.5 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 2/09/07)

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

**COMMENT:**

- **SBAR is fine with the proposed trellises and variance.**

**Return for preliminary/final on consent following the Zoning Administrator hearing**

**12. 06BAR-00000-00205 Vincent New Residence Carpinteria**  
**06CDP-00000-00096/ (Jim Heaton, Planner) Jurisdiction: Ridgeline – Rural/Coastal**  
**06CUP-00000-00052**

Request of Bryan Pollard, architect for the owners, Bruce and Sheri Vincent, to consider Case No. 06BAR-00000-00205 for **preliminary/final approval of a new residence of approximately 6,359 square feet with cloister/covered entry of approximately 695 square foot, covered loggia of approximately 470 square feet, covered porch of approximately 183 square feet, terrace of approximately 543 square feet, storage area of approximately 140 square feet and a new attached garage of approximately 1,346 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,257 cubic yards of cut and approximately 1,175 cubic yards of fill, 105 cubic yards of export. The property is a 6.3 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-110-026, located at **7363 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/22/06 & 11/03/06)

**ACTION:** Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to continue 06BAR-00000-00205 for further preliminary/final approval with a scheduled site visit on April 14, 2007. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

**Public Comments:**

**Leigh Sparks (also submitted a letter):**

- Construction on the hillside is of concern, particularly with regards to runoff.

**Terrence Sparks (also submitted a letter):**

- Concerned with the lack of a notice for the SBAR meetings.
- Concerns with the amount of fuel modification that would be required and its effect on runoff.
- Watering year-round will saturate the ground and exacerbate the risk of flooding below.

**Sharon Barden for Rick Knudsen (Rick Knudsen also submitted two letters):**

- Concerned with the lack of a notice for the SBAR meetings.
- Concerned with slope stability and potential disturbance of nearby waterways.
- Concerned that stormwater runoff volumes might increase.
- Concerned with potential future request for a lot split and/or plans to develop an orchard.

**Vera Bensen (also submitted a letter):**

- Concerned with the large size of the proposed structure. Feels this house is unnecessarily large.
- Questions the amount of cut and fill required.
- Concerned that overwatering the avocados could lead to landslides.
- Letter states that the SFD would be seen from Highway 192.
- Large house would consume too much energy.

**Lesley Longmire (also submitted a letter):**

- Concerned with the lack of a notice for the SBAR meetings.
- Wants to ensure that the duration of construction is reduced to reduce construction noise impacts.
- Concerned that the proposed project might impact access to her house.
- Concerned with drainage/erosion issues.
- Concerned with the safety of neighbors located downslope of the new SFD.
- Asks for a continuance.

**Peter Mullins:**

- Concerned with the lack of a notice for the SBAR meetings.
- Lives upslope and believes that there is a strata of soil on his property that is saturated all of the time (e.g., lime and macadamia nut trees there do not need watering). Concerned about soil type and slope stability on the subject parcel.
- Concerned with the required access easement agreement that he is a party to. It is his impression that the access easement agreement has not yet been finalized.

**Richard Barden (also submitted two letters):**

- Concerned with the lack of a notice for the SBAR meetings.
- Lives downslope and is very concerned with boulders coming down into his yard and with runoff.

**Virginia Cornell, Executor of the Donald E. Longmire Estate (submitted a letter only):**

- Their ranch is called "Dos Barancas" meaning "Two Gullies" because when rain falls, an enormous amount of water and mud courses to the valley below through two channels from the Mesa.
- Concerned that the hillside on the subject parcel is unstable even during normal rainfall years.

**Peter and Elizabeth Mann (submitted a letter only):**

- Concerned with runoff issues.



**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:**

**Public Comments:**

**Derek Westen:**

- **Represents adjacent homeowners to the west.**
- **Requests that south wall be pulled back a couple of feet.**
- **Requests that monitor be pulled back and that the height of the clearstory be shortened.**

**Carolyn Callahan:**

- **Main concern is with the upper lot (~~3270~~ 3280 Beach Club Road), but echoes Derek Westen's requests.**

**Russell White:**

- **Submitted letter with concerns about the upper lot (~~3270~~ 3280 Beach Club Road).**

**Valerie Hoffman:**

- **Submitted letter with concerns about the upper lot (~~3270~~ 3280 Beach Club Road).**

**SBAR Comments:**

- a. **The applicant has already moved the south wall back quite a bit and believes the neighbors' concern have been adequately addressed. The applicant has satisfied the SBAR's concerns.**
- b. **The applicant dropped the height of the clearstory an additional foot from the previous SBAR meeting and this was not shown in the story poles. The height of the clearstory does not appear excessive.**
- c. **SBAR is in support of this project after having conducted a site visit.**
- d. **Return for preliminary.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Pamela Ferguson-Ettinger moved, seconded by Martha Gray, and carried by a vote of 5 to 0 (Robin Donaldson absent) that the meeting was adjourned until 9:00 A.M. on Friday, March 30, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:10 P.M.