

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 18, 2005

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	Co-Vice Chair	Engineering Building, Room 17
James King	Co-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	
Peter Imhof	Planner III	

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Robin Donaldson, at 9:05 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Full Board was present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Ravatt, Ferguson-Ettinger and Froscher absent) to:
 - **Continue Item # 6 Gainey Vineyards New Winery Building to the meeting of April 29, 2005 at the request of the applicant.**
 - **Drop Item #11 Wilson/Goldmuntz Residence Additions and New Garage at the request of the applicant.**
- III. **MINUTES:** Miller-Fisher moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt absent and Clough abstains) to approve the Minutes of March 11, 2005.

IV. CONSENT AGENDA:

C-1. 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 **final approval on consent for color and material board 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 & 2/25/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 8 to 0 (Ravatt absent) to grant final approval on consent of 04BAR-00000-00196.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

Kris Miller-Fisher:

Heard positive feedback from Parker Montgomery concerning BAR involvement in Orcutt Marketplace Planning Commission discussion. Robin's comments were well received. P/C welcomes more BAR report/involvement.

Would like to set time for BAR to discuss possibility of obtaining more information concerning agendized projects in advance of hearings.

Kate Dole: Would like to add photos of Hummel project from P/C site visit to BAR library.

Val Froscher: Would like to have BAR Guidelines and findings available for reference at El Capitan campground hearing.

Chris Roberts: Obtain Summerland Association comments on Haynie project from Mary Holzhauser.

VI. STAFF UPDATE:

Noel Langle, Presentation on new County height guidelines being considered.

- Current height calculations based on measurements from finished grade to average height of highest roofs. Many problems in application.
- A simpler method is to measure from existing grade to highest roof above. This method essentially defines a building envelope by creating a plane at a constant height parallel to the existing ground surface.
- Applicable height limit current height limit plus 3 feet for pitched roofs greater than 4 in 12 pitch.
- P&D would like BAR to test new height guidelines on current projects before BAR for comparison with height guidelines currently in effect.
- Height calculations will go to Planning Commission for discussion on 5/4/05.

BAR Comments and Questions:

- How is "existing grade" defined?
- Jim King: Application to graded sites. Change would be more constrained. Will supply BAR with sketches.
- Chair: BAR needs more time to digest, reconsider. Will re-agendize topic for future meeting, as soon as possible.

VII. STANDARD AGENDA:

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

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

Request of Greg Ravatt, architect for the owner, Capital Pacific Homes, to consider Case No. 01BAR-00000-00247 for **further conceptual review of site plan and landscaping for the public park and Home Owners Association recreation area, Phase 3, 4 and 5 landscaping, architectural review of a one story recreation center of approximately 2,500 square feet, pool cabana of approximately 290 square feet and architectural review of a two story concession stand of approximately 1,080 square feet with second story office of approximately 200 square feet. Providence Landing consists of an 11.7 acre new community park and 61 affordable units. Project also consists of 267 single dwelling homes which do not need BAR approval.** No structures currently exist on the parcel. The proposed project will require approximately 520,000 cubic yards of cut and approximately 554,000 cubic yards of fill. The property is a 140 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 097-371-021, located **south of Vandenberg Village** in the Lompoc area, Third Supervisorial District. (Continued from 12/14/01, 04/26/02, 1/17/03, 6/27/03, 7/11/03, 8/22/03 10/03/03, 10/17/03, 10/31/03, 11/14/03, 1/09/04, 1/30/04 & 2/13/04 & 2/11/05)

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:

Disclosure: Kris Miller-Fisher had phone conversation with Jay Higgins. Greg Ravatt recused himself.

BAR Comments:

Sports fields and related areas:

- a. Slopes would be great place to watch ball games. If possible, create dual purpose landscaped areas on sloped portions of site above ball fields to allow for sports viewing. Plant with a suitable, low maintenance, drought tolerant groundcover.
- b. Create grass apron behind fence defining baseball diamond. Add gates to fence around baseball diamond to allow access to landscaped areas behind.
- c. Where natural pedestrian connections exist between low-sloped areas, make those areas turf for ease of accessibility.
- d. Shrubs and trees will save more water than turf in other areas.
- e. All walls separating fields and residential areas should be planted adequately (e.g., ficus) to create green wall.
- f. Return with new proposal for wall/fence design and configuration. A combination iron fence/block wall will allow greater flexibility of design.
- g. Wrought iron fence preferred to block wall where possible, separating residential areas from ball fields. (Planner: Approval condition already exists requiring block walls.)
- h. Block wall should be shown accurately on plans. Does not run all the way to sidewalk.
- i. Fire turnaround: consider alternate paving, such as grasscrete, turf block, if possible, to soften surface. Consider shaded structure around perimeter of fire turnaround.
- j. Include landscaping against concession stand.
- k. Include as many trees as possible around parking area.
- l. Clearly show all pedestrian connections from residential to permanent open-space on plans.

Project phases 3, 4, & 5

- a. Seed mix needs to relate to open-space areas.

- b. **BAR is concerned about flood control basin fencing, which is unsightly and creates dead spaces. If fencing is required, wrought iron is preferable to chain-link.**
- c. **Use of sycamores and oaks in plan is commendable.**
- d. **There can be more pathway connectivity in plan, especially past detention basins. Utilize all possibilities for pedestrian connections between residential, common open space and sports field areas.**
- e. **Loosen up alignment of walks.**
- f. **Use a permanent groundcover, not just hydroseed mix, in areas adjacent to pathways. Otherwise, planting looks good.**

**2. 04BAR-00000-00347 El Capitan Canyon Campground New Additions Gaviota Coast
04SCD-00000-00042 (Alan Hanson, Planner) Ridgeline: N/A**

Request of Brent Daniels, agent for the owners, Cima del Mundo, LLC, to consider Case No. 04BAR-00000-00347 for **further conceptual review/preliminary/final approval of a new campground, structures and associated grading of approximately 11 acres.** The area is currently vacant. The proposed project will require approximately 19,000 cubic yards of cut and approximately 15,000 cubic yards of fill. The property is a 181.05 acre parcel zoned AG-11-100 and shown as Assessor's Parcel Number 081-230-036, located at **11560 Calle Real** in the Gaviota Coast area, Third Supervisorial District. (Continued from 2/11/05)

Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval at the meeting of May 13, 2005. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Bethany Clough recused herself.

Applicant Presentation: Any trees removed at southern edge of RV area will be replaced. Two existing avocados would remain per plans.

BAR Comments:

- a. **BAR understands how site plan developed, but BAR feels handicapped in scope of its review. This would have been opportunity for good design had it come to BAR earlier. Disappointment in process. BAR would have preferred to see project earlier, even if only as discussion item.**
- b. **This site is very sensitive and important. BAR is very concerned that site layout is not capable of screening 50 RVs. Concern that there are too many RV camping spots to allow adequate screening. There is simply not enough room left to provide adequate screening.**
- c. **Go extra step to provide enough screening, so that project is completely screened from Hwy 101 in 10 years. If possible, consider additional screening on Caltrans/PW ROW?**
- d. **During transition period until all landscaping is mature, the site will be highly visible. Add trellis element along western edge of campground in interim?**
- e. **Add Toyon screen to outside (west) side of eucalyptus windrow, at least until other screening is mature.**
- f. **Buildings are well-designed, better than earlier design, but they must be effectively screened.**
- g. **N&S elevations of comfort station could use more development. Study fenestration.**
- h. **BAR believes orchard concept may not provide adequate screening or be appropriate to site. Loquats and citrus tend to be bushy and will not screen RVs effectively. Trees should be selected to screen RVs. Larger trees (e.g., sycamores or similar scale) may be of sufficient size.**
- i. **Grassland, scrubs, and arroyo woodland are the context of site. The project must reinforce this context. Whenever possible, establish grassland, coastal scrub, arroyo woodland landscaping. Make landscaping theme consistent throughout project. Avocados should be limited to the surrounding area.**

- j. **The feathering of oak wood landscaping at the western perimeter is well done.**
- k. **Frontage Road: visibility of and from Frontage Road is a concern. The road should be screened as well as the campground.**
- l. **Eucalyptus understory planting must be able to survive (e.g., Toyon).**
- m. **Shale is a good paving material choice.**
- n. **Long-term maintenance is important. How will orchard planting be maintained/preserved? Include notes on landscape plan concerning maintenance.**
- o. **Existing avocado orchard needs pruning, maintenance. This orchard provides important screening.**
- p. **Excellent presentation. Provide visual simulation of screening (drive-by).**
- q. **Return for preliminary/final with comments addressed.**

3. 05BAR-00000-00068 Gordon Guesthouse Remodel/Addition Santa Ynez

Ridgeline: Rural

Request of Moniot Design, agent for the owner, Mr. Lee K. Gordon, to consider Case No. 05BAR-00000-00068 for **conceptual review of a remodel and addition of approximately 375 square feet to an existing guest house.** The following structures currently exist on the parcel: a residence of approximately 4,800 square feet, cabana of approximately 144 square feet and storage structures of approximately 925 square feet, guest house of approximately 621 square feet and a pool. The proposed project will require approximately 23 cubic yards of cut and fill. The property is a 5.16 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-160-048, located at **5575 Baseline Avenue** in the Santa Ynez area, Third Supervisorial District.

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

COMMENTS:

- **Return for Preliminary/Final with correct agenda description (garage only, not RSU)**

4. 04BAR-00000-00205 Graves New Residence Solvang

04LUP-00000-01021 (Nicole Losch, Planner) Ridgeline: Rural

Request of James Armstrong, architect for the owners, Steve and Kathleen Graves, to consider Case No. 04BAR-00000-00205 for **preliminary approval of a new residence of approximately 6,908 square feet, an attached garage of approximately 1,332 square feet, courtyard of approximately 1,774 square feet. (Total of approximately 7,310 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 1,930 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 5 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-680-007, located at **1105 Fredensberg Canyon Road** in the Solvang area, Third Supervisorial District. (Continued from 9/10/04 & 12/03/04 & 2/11/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Ferguson-Ettinger, Roberts and Fisher-Miller absent) to grant preliminary approval of 04BAR-0000-000205. No further comments were made by the Board of Architectural Review members present for this project.

5. 01BAR-00000-00229 Bertrand Mixed Use Development Santa Ynez

02LUP-00000-01092 (Nicole Losch, Planner) Ridgeline: N/A

Request of Studio G, agent for the owner, David Bertrand, to consider Case No. 01BAR-00000-00229 for **final approval of a mixed use development of approximately 4,799 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 10,500 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 143-212-019, located at **3517 Numancia Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 12/07/01, 01/04/02 & 8/9/02 & 8/27/04 & 10/01/04 & 10/29/04 & 12/17/04)

ACTION: Dole moved, seconded by Froscher and carried by a vote of 7 to 0 (Ferguson-Ettinger and Roberts absent) to continue 01BAR-00000-00229 for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Landscape design looks good. Include size, number, species on plan.**
- **Final review continued.**

6. 04-BAR-00000-00262 Gainey Vineyards New Winery Building Buellton

03DVP-00000-00017 (Brian Foss, Planner) Ridgeline: N/A
Request of Ravatt Albrecht and Associates, architects for the owner, Gainey Vineyards, to consider Case No. 04-BAR-00000-00262 for **preliminary approval of a main winery building including porch and basement of approximately 3,773 square feet, winery office building of approximately 3,036 square feet, winery storage building of approximately 4,000 square feet and conversion of a 2,560 building to storage** The following structures currently exist on the parcel: a general storage building of approximately 2,560 square feet. The proposed project will require approximately 3,200 cubic yards of cut and fill. The property is a 125 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-160-023, located at **7130 Santa Rosa Road** in the Buellton area, Third Supervisorial District. (Continued from 10/29/04)

ACTION: Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Ravatt, Ferguson-Ettinger and Froscher absent) to continue 04BAR-00000-00262 to the meeting of April 29, 2005 at the request of the applicant. See Agenda Status Report.

7. 05BAR-00000-00031 Shoestring Winery Entrance Sign Santa Ynez

05SCC-00000-00003 (Brian Foss, Planner) Ridgeline: N/A
Request of Tish Beltranena, agent for the owners, Bill and Roswitha Craig, to consider Case No. 05BAR-00000-00031 for **conceptual review/preliminary/final approval of a mounted entrance sign of approximately 8 square feet.** The following structures currently exist on the parcel: winery and storage barns of approximately 41,122 square feet. The proposed project will not require grading. The property is a 60.31 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 137-250-065, located at **800 E. Highway 246** in the Santa Ynez area, Third 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:

- **Rather than a single, over-sized sign, BAR suggests adding a separate, smaller sign with hours of operation hanging underneath the existing larger sign.**
- **Drawing of sign should show actual sign design, and accurately represent font, color, and how smaller sign would be attached.**
- **Continued.**

8. 04BAR-00000-00291 Sprint Telecommunications Facility Orcutt

04CUP-00000-00004 (Tom Figg, Planner) Ridgeline: N/A
Request of Tricia Knight, agent for the owners, Sprint, to consider Case No. 04BAR-00000-00291 for **further conceptual review of Telecommunication Facility- Mono-pine Design of approximately 65 feet high faux mono-pine housing two telecommunication carriers (Sprint & Nextel) located on an existing developed commercial property.** The property is shown as Assessor's Parcel Number 105-121-001, located **southwest of the intersection of Clark Avenue and Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/17/04 & 1/28/05)

✓Planner was in attendance.

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:

- a. **BAR likes water tower concept.**
- b. **BAR acknowledges and agrees with Old Town Orcutt Design Board comments.**
- c. **Proportioning of water tower is important.**
- d. **Current tower and tank design are taller and narrower than water tank proportioning should be.**
- e. **Look at photos of actual historic industrial structures in Orcutt from Orcutt Historical Society Architectural Archives for proportions of historic structures.**
- f. **Show details and finish of structure on plans.**

9. **04BAR-00000-00309** **Goleta**
County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas
05CUP-00000-00010 (Tom Figg, Planner) Ridgeline: N/A

Request of Leah Emerson Ridge, agent for the owners, County of Santa Barbara and Verizon Wireless, to consider Case No. 04BAR-00000-00309 for **further conceptual review of a faux monopine approximately 50 feet in height.** The property is zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks** in the Goleta area, Second Supervisorial District. (Continued from 1/14/05 & 2/11/05)

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

COMMENTS:

- a. **Darker blue-green color is preferable; however, final foliage and bark colors must be matched with existing foliage on site, and may involve a combination of foliage colors.**
- b. **BAR supports approach, quality of monopine design.**
- c. **Return for preliminary/final on consent with planning approval.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

10. **04BAR-00000-00264 Nord Detached Garage and Accessory Structure** **Santa Barbara**
04LUP-00000-00856 (Peter Lawson, Planner) Ridgeline: Rural

Request of Michael D'Martine, architect for the owners, Dave and Jennifer Nord Gibson, to consider Case No. 04BAR-00000-00264 for **further conceptual review of a detached garage of approximately 400 square feet and accessory structure of approximately 488 square feet for a detached residential second unit. *The residential second unit not subject to BAR review.*** The following structures currently exist on the parcel: a single family dwelling and attached garage. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-120-022, located at **5615 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/11/05)

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

COMMENTS:

Greg Ravatt recused himself (he has no financial interest in project, but project architect is employed by Ravatt firm).

- **Return for preliminary/final with details, planner letter.**

11. **04BAR-00000-00342**

Wilson/Goldmuntz Residence Addition and New Garage

Hope Ranch

05LUP-00000-00001 (Holly Bradbury, Planner)

Ridgeline: Urban

Request of Susette Naylor, architect for the owners, David Goldmuntz and Leesa Wilson-Goldmuntz, to consider Case No. 04BAR-00000-00342 for **preliminary approval of a residence addition of approximately 4,288 square feet, remodel of approximately 1,729 square feet and demolition of approximately 1,711 square feet. The total proposed new residence is approximately 5,848 square feet with a terrace addition to an existing terrace of approximately 520 square feet and second level new deck of approximately 304 square feet, existing garage/guesthouse to be converted to guesthouse/wine cellar of approximately 724 square feet, a new garage of approximately 649 square feet and new pool and associated spa.** The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, guest/garage of approximately 724 square feet, deck of approximately 466 square feet and stable/storage building of approximately 1,350 square feet. The proposed project will require approximately 861 cubic yards of cut and approximately 301 cubic yards of fill. The property is a 2.9 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-141-013, located at **4178 Cuesta Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/11/05)

ACTION: Clough moved, seconded by Dole and carried by a vote of 5 to 0 (King, Ravatt, Ferguson-Ettinger and Froscher absent) to drop 04BAR-00000-00264 from the agenda at the request of the applicant.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

12. **04BAR-00000-00057**

Frantz New Residence

Goleta

04LUP-00000-00675 (Alice Daly, Planner)

Ridgeline: Rural

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

ACTION: Dole moved, seconded by Froscher and carried by a vote of 9 to 0 to continue 04BAR-00000-00057 to final approval on consent at the meeting of April 15, 2005.

COMMENTS:

- **Applicant: Plan changes very minor to accommodate straw bales.**

BAR Comments:

- BAR supports design, including east elevation.**
- Return final on consent with planner letter.**

13. **03BAR-00000-00321**

Shevin -Warmuth New Residence

Gaviota

02CDH-00000-00008 (Adrienne Domas, Planner)

Ridgeline: Rural

Request of Shevin-Warmuth, owner, to consider Case No. 03BAR-00000-00321 for **preliminary/final approval of a new residence of approximately 2,432 square feet and garage of approximately 893 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 661.5 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 107 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-680-003, located at **Parcel 52-Agujas Canyon, Hollister Ranch** in the Gaviota area, Third Supervisorial District. (Continued from 11/21/03)

ACTION: Dole moved, seconded by Fisher-Miller and carried by a vote of 8 to 0 (Ravatt absent) to grant preliminary approval of 03BAR-00000-00321. The following comments were made by the Board of Architectural Review members present for this project:

BAR COMMENTS:

- a. House exceeds allowable 16' rural-ridgeline height by 1'5". House was approved by Hollistar Ranch Board as submitted.
- b. BAR supports height exemption in interest of good design pursuant to Section 35-144.3, Exemption 2. House respects and conforms to slope of site. (Design would also meet proposed new height guidelines and meets intent of hillside/ridgeline protections.)
- c. Show correct height calculations on plans.
- d. Return with deck, railing, eave, transition details, wall section.
- e. Preliminary approval with height exemption. Return for final on consent with details, corrected height calculations.

14. 04BAR-00000-00253 Leshar and Liao New Residence and Guest House Toro Canyon
04LUP-00000-01213 (Eric Engelbart, Planner) Ridgeline: N/A

Request of Barbara Bestor, architect for the owners, John Leshar and Christina Liao, to consider Case No. 04BAR-00000-00253 for **preliminary/final approval of a new residence of approximately 3,200 square feet and guest house of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 788.6 cubic yards of cut and approximately 864.4 cubic yards of fill. The property is a 160.54 acre parcel zoned MT-TORO-100, MA-100 and MA-40 and shown as Assessor's Parcel Number 155-220-010, located at **660 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/05/04 & 2/11/05)

ACTION: Dole moved, seconded by Froscher and carried by a vote of 8 to 0 (Ravatt absent) to grant preliminary approval of 04BAR-00000-00253. Applicant to resubmit for final approval on consent. The following comments were made by the Board of Architectural Review member present for this project:

COMMENTS:

Correction: Square footage is 3,940 sq. ft.

- a. Gorgeous project. One of the best BAR has seen.
- b. Preliminary approval. Return final on consent with material board, details, landscape plan with sizes, number, and species.

Toro Canyon/Summerland/Carpinteria Areas

15. 04BAR-00000-00139 Black New Residence and Pool Toro Canyon
04LUP-00000-00594 (Peter Lawson, Planner) Ridgeline: Rural

Request of Issac Romero, agent for the owners, Tod and Susan Black, to consider Case No. 04BAR-00000-00139 for **preliminary/final approval of a new residence of approximately 3,035 square feet with an attached garage of approximately 605 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 10.04 acre parcel zoned RR-20 Residential Ranchette and shown as Assessor's Parcel Number 155-240-014, located at **896 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/16/04 & 12/17/04)

ACTION: Roberts moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt absent and Donaldson abstains) to grant final approval of 04BAR-00000-00139.

COMMENTS:

Robin Donaldson recused himself.

BAR Comments:

- a. Very appropriate building for site.
 - b. Very nice landscape design as well.
- Final approval.**

16. 05BAR-00000-00033 Nunes Residential Addition Toro Canyon/Carpinteria

05CDP-00000-00007 (Amy Trester, Planner) Ridgeline: N/A
Request of Joaquin Ornelas, architect for the owner, Gary Nunes, to consider Case No. 05BAR-00000-0033 for **conceptual review/preliminary/final approval of a residential addition of approximately 519 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,060 square feet and garage of approximately 393 square feet. The proposed project will not require grading. The property is a 20,173 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 005-502-007, located at **205 Serpolla Drive** in the Toro Canyon/Carpinteria area, First Supervisorial District.

ACTION: Dole moved, seconded by Froscher and carried by a vote of 8 to 0 (Ravatt absent) to grant final approval of 05BAR-00000-00033 with colors and details to match existing.

17. 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 37 cubic 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 & 2/25/05)

ACTION: Roberts moved, seconded by Fisher-Miller and carried by a vote of 8 to 0 (Ravatt absent) to grant preliminary approval of 04BAR-00000-00237. The following comments were made by the Board of Architectural Review member present for this project:

COMMENTS:

Public Comment:

Tom Evans:

- Story poles requested 8 or 9 months ago, were not put up until a few days ago.
- Second-story massing needs to be moved back from bluff edge, protect neighbor views.
- Profile of house is not in relation to site.
- Palm trees have only been on site about five years. Not appropriate to site.

Hal Oquist:

- Neighbor since 1980, when second-story originally built. Existing house is not good design. Present design is much better than existing.
- Last owner put in fifteen palm trees. Most have been taken out. Nothing wrong with palm trees.

Comment Letters:

Dorothy Riley letter, 3/17/05

Paul Franz email, 3/16/05

Harold & Valerie Oquist, undated

BAR Comments:

- a. **BAR shares applicant's frustration. Applicant has not addressed main issues raised by BAR and Summerland Board.**
- b. **BAR listens to local design review boards and all public comments in considering projects. Projection of buildings to edge of slope on visible sites is an issue that the Summerland Board is struggling with.**

- c. **Summerland Community Plan requires architecture to follow natural topography. Rear (west) wing of building must be stepped down. The two-story volume is still excessive. There is an abruptness to the 2-story rear portion of the house design that makes it stand out on this visible site.**
- d. **Possible design solutions include a combination of the following:**
 - (1) **Replace two story element with one-story element in present location;**
 - (2) **Addition of a trellis below second story element to break abruptness of 2-story elevation;**
 - (3) **Step back 2nd story 6 to 8 feet parallel to bluff.**
- e. **Landscape plan is successful. Follows site topography, softens views.**
- f. **Existing palm trees protrude up out of ridge. Palms are not appropriate on all sites. Removal of palm trees would help project, but BAR will not condition of approval on their removal.**
- g. **BAR supports oak tree screening**
- h. **BAR recommends applicant obtain further Summerland input.**
- i. **Preliminary approval provided that suggested changes to rear (west) wing are made and achieve lessening of apparent mass of building.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Kathryn Dole moved, seconded by Bethany Clough and carried by a vote of 8 to 0 (Greg Ravatt absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 1, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:15 P.M.