



# COUNTY OF SANTA BARBARA

## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 24, 2006

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Kathryn Dole, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Kathryn Dole	Chair
Robin Donaldson	Vice Chair
Pamela Ferguson Ettinger	
Valerie Froscher	
Jeremy Roberts	
Anita Hodosy	BAR Secretary
Alice Daly	Planner III

**COMMITTEE MEMBERS ABSENT:** Chris Roberts.

**REPORTERS:** None in attendance

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

### ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Dole moved, seconded by Donaldson and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to continue 05BAR-00000-00236 Bond New Residence to the meeting of May 12, 2006 at the request of the applicant.
- III. **MINUTES:** Donaldson moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Froscher and C. Roberts a

### IV. CONSENT AGENDA:

**C-1. 06BAR-00000-00021 Teague "Fresh Wok" Signage Isla Vista**  
 06SCC-00000-00001 (Robert Dostalek, Planner) Jurisdiction: Signs  
 Request of Ken Sorgman, agent for the owner, Richard Teague, to consider Case No. 06BAR-00000-00021 for **preliminary/final approval on consent of two signs of approximately 8 square feet and of approximately 9 square feet.** The following structures currently exist on the parcel: a mixed use building of approximately 3,448 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-006, located at **6578 Trigo Road** in the Goleta area, Third Supervisorial District.  
 (Continued from 3/10/06)

**ACTION: Donaldson moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to grant final approval on consent of 06BAR-00000-00021.**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.**

**VI. STAFF UPDATE: Zorp update by Anne Coates at 1:30 p.m.**

**VII. STANDARD AGENDA:**

### **Isla Vista/Goleta**

- 1. 03BAR-00000-00228**  
**St. George Addition & Conversion to 4 Unit Apartment/Condo Complex** **Isla Vista**  
**02NEW-00000-00022 (Robert Dostalek, Planner)** **Jurisdiction: DVP**  
Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 03BAR-00000-00228 for **final approval of an addition of approximately 2,226 square feet to an existing residence, including the conversion of a garage of approximately 455 square feet to habitable space and conversion of the resulting residence to a 4 unit apt/condo complex.** The following structures currently exist on the parcel: a residence of approximately 1,498 square feet and garage of approximately 455 square feet. The proposed project will not require grading. The property is a 11,303 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-035, located at **6554 Del Playa** the Isla Vista area, Third Supervisorial District.  
(Continued from 9/05/03 & 2/13/04 & 1/27/06)

**ACTION: Donaldson moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to continue 03BAR-00000-00228 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Plans need to show exterior construction details, including location of teak trim and all exterior paints and finishes.**
- b. **All finishes need to be shown on drawings.**
- c. **Need materials board.**
- c. **Return for final on consent**

- 2. 05BAR-00000-00236** **Bond New Residence** **Goleta**  
**05LUP-0000-01045 (Dan Nemechek, Planner)** **Jurisdiction: Ridgeline - Urban**  
Request of Hochausser and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **preliminary/final approval of a conversion of an existing residence to a second residential unit of approximately 1,200 square feet (BAR review not required), with an attached garage/stairwell of approximately 572 square feet, a second story workshop of approximately 418 square feet, a new residence of approximately 4,877 square feet with an attached garage of approximately 532 square feet, a pool, and spa.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 475.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District.  
(Continued from 10/14/05 and Site Visit 11/08/05, 12/02/05, 12/16/05 & 1/27/06)

**ACTION: Dole moved, seconded by Donaldson and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to continue 05BAR-00000-00236 to the May 12, 2006 SBAR Agenda. See Agenda Status Report.**

**3. 06BAR-00000-00035 Cingular Wireless Communications Facility Goleta**  
**05CUP-00000-00066 (Christina Cairns, Planner) Jurisdiction: Ridgeline - Rural**

Request of Sarah Bow, agent for the applicant, Cingular Wireless, to consider Case No. 06BAR-00000-00035 for **conceptual review of a wireless communications facility consisting of four antennas of approximately 6 feet to be placed on an existing utility pole and a sunken outdoor equipment enclosure located 65 feet southeast of pole on a 414 square foot lease area.** Several unrelated domestic structures currently exist on the parcel. The proposed project will require approximately 37 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 in proximity to West Camino Cielo on southward sloping graded area and pole within SCE easement along W. Camino Cielo in the Goleta area, Second Supervisorial District.

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

**COMMENT:**

- Looks good, no concerns.

**4. 06BAR-00000-00053 Hedrick New Residence Goleta**  
**06LUP-00000-00234 (Errin Briggs, Planner) Jurisdiction: Design Overlay**

Request of Murray Duncan, architect for the owners, Candy and Rhett Hedrick, to consider Case No. 06BAR-00000-00053 for **conceptual review/preliminary of a new two story residence of approximately 4,899 square feet, detached garage of approximately 670 square feet and cottage above the garage of approximately 287 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 275 cubic yards of cut and approximately 1,215 cubic yards of fill. The property is a 30,295 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-020, located at **1310 Via Brigitte** in the Goleta area, Second Supervisorial District.

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

**COMMENTS:**

**Errin Briggs, County Planner: Would like SBAR to comment on tower. No need for fill grade.**

**Public Comment:**

**Bernd Keller:**

- This project sets the stage for other 2-story projects here.
- Issues w/ the raised grade and w/ the detached garage.
- A detached 2-story structure chops up the views.
- Also an issue w/ observation tower: it is a large area above the 2<sup>nd</sup> story.

**Jim Barnes:**

- House does not need to be raised for a view.
- Observation tower also not needed.

**Ned Robertson:**

- Observation tower is good idea but too big.
- Concerned about net vs. gross square footage.

**SBAR Comments:**

- a. Grading should be balanced cut and fill. Drop finished floor height 2 feet.
- b. Second-story massing should be mitigated to the extent possible for good neighbor relations. Artist studio could be put below.
- c. Concerned about massing from the back.
- d. For neighbor relations, consider a 10-foot plate for the first floor.
- e. Need clarification on net and gross square footage calculations.

- f. **Re-study breezeway, which makes house look bigger. Consider something lighter in style.**
- g. **Re-study hardscape. Soften up paved area and consider more landscaping.**
- h. **Request that planner provide CC&Rs.**
- i. **Return for preliminary approval.**

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

**5. 04BAR-00000-00009 Boger Residence Additions Mission Canyon**  
04LUP-00000-00032 (Amy Trester, Planner) Ridgeline: Urban

Request of Christine Pierron, agent for the owners, Henry and Lisa Boger, to consider Case No. 04BAR-00000-00009 for **revised conceptual/preliminary approval a second story addition of approximately 1002 square feet and 1<sup>st</sup> floor addition of approximately 262 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,342 square feet with a three car garage and carport. The proposed project will not require grading. The property is a 8,574 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-001, located at **2875 Vista Elevada** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/04 & 7/9/04, 2/25/05 & 4/15/05 & 8/12/05)

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

**COMMENTS:**

- a. **Good work with existing structure, but could consider a demo/ rebuild.**
- b. **Big improvement from before**
- c. **Height exemption is supportable due to existing basement.**
- d. **New style is heavier than existing; may have neighborhood impacts**
- e. **Vines or other greenery on deck suggested**
- f. **Return for preliminary approval.**

**6. 05BAR-00000-00127 Lengsfelder Residence Additions Mission Canyon**  
05LUP-00000-00898 (Lisa Martin, Planner) Jurisdiction: Ridgeline: Urban

Request of Christine Pierron, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00127 for **final approval of a residence addition of approximately 415 square feet and new garage with upper level exercise room of approximately 925 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,188 square feet. The proposed project will require approximately 49 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned E-1 and shown as Assessor's Parcel Number 023-171-025, located at **370 Windsor Way** in the Mission Canyon area, First Supervisorial District. (Continued from 7/08/05 & 10/28/05)

**ACTION: Donaldson moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to grant final approval of 05BAR-00000-00127.**

**7. 05BAR-00000-00268 Hallig New Carport Mission Canyon**  
06LUP-00000-00057 (Amy Trester, Planner) Jurisdiction: Mission

Request of Douglas Jernberg, applicant and Beatrice Hallig, owner, to consider Case No. 05BAR-00000-00268 for **revised conceptual review of a new carport of approximately 1,100 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,428 square feet. The proposed project will require no cut and approximately .130 cubic yards of fill. The property is a .46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-067, located at **991 Tornoe Road** in the Mission Canyon area, First Supervisorial District. (Continued from 12/2/05)

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

**COMMENTS:**

- a. Revised design should return to Mission Canyon review board.
- b. Retaining wall is still big: suggest stepped-down walls w/ a planter area
- c. Stone veneer or vines would be in character w/ Mission Canyon area.
- d. Concern with the number of proposed parking spaces (by 1 member).
- e. Return for conceptual/ preliminary approval.

**8. 06BAR-00000-00023      Middleton Residence Addition      Mission Canyon**  
No Assigned Planner      **Jurisdiction: Mission**

Request of Carlos Amare, agent for the owner, Jason Middleton, to consider Case No. 06BAR-00000-00023 for **conceptual review of a residence addition of approximately 384 square feet, new entry porch of approximately 131 square feet, new detached garage of approximately 543 square feet combined with a pool cabana of approximately 428 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,021 square feet, garage of approximately 450 square feet to be demolished and studio of approximately 300 square feet also to be demolished. The proposed project will not require grading. The property is a .54 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-261-023, located at **719 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District.

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

**COMMENTS:**

- a. Great project.
- b. House is the right size.
- c. Work on garage door design.
- d. Consider revised roof line on back elevation of cabana.
- e. Can return for preliminary / final approval.

**9. 05BAR-00000-00080      Verizon Communications Monopine Telecom Facility      Santa Barbara**  
05CUP-00000-00011 (Andrea Chadden, Planner)      Ridgeline: N/A

Request of Leah Emerson, agent for the applicants, Verizon Communications, to consider Case No. 05BAR-00000-00080 for **preliminary/final approval of construction of a 65 foot tall monopine facility placed within a stand of existing pines 31 feet to 61 feet in height.** No structures currently exist on the parcel. The proposed project will require minimal grading. The property, total proposed lease area is an approximately 1,200 square foot parcel zoned REC and shown as Assessor's Parcel Number 049-022-001, located at **4000 Modoc Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/13/05)

**ACTION: Ferguson-Ettinger moved, seconded by Donaldson and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to grant final approval of 05BAR-00000-00080.**

**10. 05BAR-00000-00213/00214      Verizon/Nextel Telecom Facility      Santa Barbara**  
05CUP-00000-00009, 05CUP-00000-00038 (Megan Lowery, Planner)      Ridgeline: NA/

Request of Leah Emerson of Ridge Communications and Mario Musso of Nextel, agents, to consider Case No. 05BAR-00000-00213 and 05BAR-00000-00214 for **preliminary/final approval of a Verizon/Nextel telecom facility at Elings Park. The consolidated Verizon/Nextel facility includes 12 antennas mounted on 11 poles – 10 feet in height, outdoor equipment cabinets recessed 3 to 6 feet below existing grade; safety fencing around perimeters and landscaping around antennas and equipment area.** The following structures currently exist on the parcel: a park area. The proposed project will require minimal grading. The property is a 134 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 047-010-049, located at **590 Las Positas** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/16/05)

**ACTION: J. Roberts moved, seconded by Ferguson-Ettingre and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to grant final approval of 05BAR-00000-00213/00214.**

**11. 06BAR-00000-00025 Tabasgo Trust Demo/New Residence Santa Barbara**  
**04LUP-00000-00885 (Mark Walter, Planner) Jurisdiction: Ridgeline - Rural**

Request of Neumann, Mendro Andrulatitis, architect for the owner, Tabasgo Trust, to consider Case No. 06BAR-00000-00025 for **conceptual review of a new residence of approximately 7,973 square feet with an attached garage, covered patio of approximately 2,000 square feet, two water storage tanks of approximately 20,000 gallons each, and demolition of existing residence of approximately 2,323 square feet (covered porch will be built on portion of existing pad.) (Additionally there will be a second residential unit of approximately 1,200 square feet not on for BAR review.)**. The following structures currently exist on the parcel: a residence with carport of approximately 2,323 square feet, pool cabana of approximately 100 square feet, enclosed gazebo of approximately 100 square feet, three accessory structures of approximately 100 square feet each, three water storage of approximately of approximately 5,000 gallons each and one water storage of approximately 10,000 gallons. The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District.

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

**COMMENTS:**

- a. **Need more information to understand if there are public view concerns because of 200 foot width of house and continuous glazing.**
- b. **Interesting house that has evolved nicely from earlier designs**
- c. **Provide landscaping to break up the massing**
- d. **Try to drop the grading quantities.**

**Toro Canyon/Summerland/Carpinteria Areas**

**12. 06BAR-00000-00036 Renker New Residence Carpinteria/Toro Canyon**  
**(No Assigned Planner) Jurisdiction: Toro/Coastal**

Request of Neumann, Mendro, Andrulaitis Architects, architect for the owners, Greg and Stacey Renker, to consider Case No. 06BAR-00000-00036 for **conceptual review a new residence with main floor of approximately 10,800 square feet, upper floor of approximately 2,420 square feet and lower floor of approximately 1,500 square feet, garage of approximately 1,770 square feet, tennis cabana of approximately 800 square feet and artist studio of approximately 800 square feet. (Additionally there will be a second residential unit of approximately 1,200 square feet not on for BAR review.)** The following structures currently exist on the parcel: a residence of approximately 1,875 square feet and shed of approximately 709 square feet. The proposed project will require approximately 350 cubic yards of cut for the residence and 400 cubic yards of cut for the pool and no fill. The property is a 4.57 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-021, located at **3151 Padaro Lane** in the Carpinteria/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. **House size is supportable because of the proposed lot merger, because the choice of architectural style successfully breaks up the massing, because of large setbacks, because the house exceeds the required bluff setback and would not be visible from the beach, and because the 2<sup>nd</sup> story massing is less than 25% of the first floor area.**
- b. **Needs details that accentuate the family compound feel.**
- c. **Suggest additional vertical stone elements to break it up (1 member).**

13. **05BAR-00000-00295 Breeden Residence Addition Toro Canyon**  
05CDP-00000-00141 (Lisa Martin, Planner) **Jurisdiction: Toro**  
Request of Don Gragg, agent for the owners, Lindsey Breeden and Linda Breeden, to consider Case No. 05BAR-00000-00295 for **preliminary approval of a residence addition of approximately 1,134 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,643 square feet. The proposed project will not require grading. The property is a 18,200 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-017, located at **226 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District. (Continued from 1/27/06)
- Project received further conceptual review only, no action was taken. Applicant to resubmit for further conceptual review. The following comments were made by the Board of Architectural Review member present for this project:**
- COMMENTS:**  
**Public Comment:**  
**Chris Hall:** Supports the project, but requests that the trees between the two houses remain.
- SBAR Comments:**
- Still concerned about the quality of the Mediterranean style for this project: Mediterranean style is less forgiving in terms of details and proportions.**
  - Advisory to consider the issue of extensive remodel vs. a demo/ rebuild: there are proportional problems with the remodel.**
  - Roof proportions look strange; bring a roof plan next time.**
  - Need accurate architectural drawings.**
  - Drawings were not consistent with the applicants' stated intentions.**
  - Show plate heights and other dimensions.**
  - If possible bring a 3-D perspective drawing or a model next time.**
  - Recommend a more rural, country, board-and-batten type style.**
14. **05BAR-00000-00311 Ford Residence Remodel and New Garage/Workshop Toro Canyon**  
05LUP-00000-01308 (Lisa Martin, Planner) **Jurisdiction:Toro**  
Request of Tai Yeh, architect for the owner, Doug Ford, to consider Case No. 05BAR-00000-00311 for **preliminary/final approval of a detached garage of approximately 260 square feet with attached workshop of approximately 120 square feet, residence addition of approximately 480 square feet and open porch area of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,826 square feet and garage of approximately 528 square feet. The proposed project will not require grading. The property is a 1.32acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-051, located at **2840 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/27/06)
- ACTION: Donaldson moved, seconded by Froscher and carried by a vote of 5 to 0 (C. Roberts absent) to grant final approval of 05BAR-00000-00311.**
15. **06BAR-00000-00030 Clark Residence Addition Summerland**  
06CDP-00000-00005 (Errin Briggs, Planner) **Jurisdiction: Summerland**  
Request of Larry Graves, architect for the owner, Oliver Clark, to consider Case No. 06BAR-00000-00030 for **conceptual review of a residence addition of approximately 1,432 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,828 square feet and two garages of approximately 528 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-148-003, located at **2374 Shelby Street** in the Summerland area, First 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:**

**Public Comment:**

**Tom Evans: Need more information height**

**SBAR Comments:**

- a. **Need more details when you return.**
- b. **Consider window proportion revisions: consider grouping the windows.**
- c. **Return for preliminary/ final approval.**

**16. 01BAR-00000-00138 Montecito Ranch Estates Grading and New Fountain Summerland  
01RMM-00000-00007 (Morgan Jones, Planner) Jurisdiction: Ridgeline - Rural**

Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00000-00138 for **further revised final approval of grading changes to the pond and the addition of a fountain.** No structures currently exist on the parcel. The proposed project will require approximately 4,200 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 5.23 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-036, located at **2790 Via Real** in the Summerland area, First Supervisorial District. (Continued from 09/21/01, 11/02/01, 11/30/01, 01/18/02, 02/15/02, 3/22/02, 7/25/03, 8/8/03 & 1/27/06)

**ACTION: J. Roberts moved, seconded by Donaldson and carried by a vote of 4 to 0 (Ferguson-Ettinger and C. Roberts absent) to grant Revised Final Approval of 01BAR-00000-00138. The following comments were made by the Board of Architectural Review members present for this project:**

**Public Comment:**

**Tom Evans: Whatever is done should go back toward original plans and be consistent w/ the rural character of the area and the Summerland Plan.**

**SBAR Comment:**

- **Revised as-built grading at water fountain feature is acceptable.**
- **Board anticipates review of the landscaping.**
- **Received revised final approval.**

**17. 04BAR-00000-00297 Jimenez New Residence Carpinteria  
04CDP-00000-00095 (Lisa Hosale, Planner) Jurisdiction: Section 2-33.12c**

Request of Don Nulty, architect for the owner, Manuel Jimenez, to consider Case No. 04BAR-00000-00297 for **final approval of a new residence of approximately 8,555 square feet with an attached garage of approximately 606 square feet, a detached agricultural structure with a garage of approximately 1,200 square feet and office space of an additional 1,200 square feet and a new agricultural pond. This project includes a new 6 foot high stone wall, 10 foot high entry gates and 8 foot high gate posts.** No structures currently exist on the parcel. The proposed project will require approximately 465 cubic yards of cut and approximately 2,252 cubic yards of fill for the residence, and 2,350 cubic yard of cut and 1,070 cubic yards of fill for the agricultural pond. Grading will be balance onsite, with excess cut material form the pond being used for the pad. The property is a 13.27 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-101-047, located at **6858 Casitas Pass Road** in the Carpinteria area, First Supervisorial District. (Continued from 12/17/04 & 11/18/05)

**ACTION: Donaldson moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Ferguson-Ettinger and C. Roberts absent) to grant final approval of 04BAR-00000-002907.**

- 18. 06BAR-00000-00047 Barrett Residence Additions Toro Canyon**  
**06CDP-00000-00014 (Peter Imhof, Planner) Jurisdiction: Toro**  
Request of Peter Becker, architect for the owners, Sue and Miles Barrett, to consider Case No. 06BAR-00000-00047 for **conceptual review of a residence addition of approximately 188 square feet to the 1<sup>st</sup> floor and a lower floor addition of approximately 626 square feet, accessory structure of approximately 420 square feet and a detached pergola of approximately 240 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,484 square feet, garage of approximately 550 square feet and accessory structure of approximately 579 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-020, located at **2825 Torito Road** in the Toro Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- **Looks good.**
  - **Can return for preliminary/ final approval on consent.**
- 19. 06BAR-00000-00073 Barrett Residence Addition Carpinteria**  
**05CDH-00000-00048 (Errin Briggs, Planner) Jurisdiction: Coastal**  
Request of Bill Araluce, agent for the owners, Dick and Dottie Barrertt, to consider Case No. 06BAR-00000-00073 for **conceptual review of a residence addition of approximately 476 square feet and a screen wall at the north side of the residence of approximately 14 feet in height by 19 feet in length.** The following structures currently exist on the parcel: a residence of approximately 2,365 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 10,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-422-003, located at **4517 Del Mar Avenue** in the Carpinteria area, First 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:**
- **Looks good.**
  - **Return for preliminary/ final approval.**
- 20. Discussion McKay Drive-Thru Café and Retail Building Santa Barbara**  
**06PRE-00000-00004 (Robert Dostalek, Planner) Jurisdiction: 2-33.12e**  
Request of Matthew Kells, agent for the owners, John MacKay, for SBAR to render its advice on a **pre-application request to re-develop the parcel with a drive-thru café and retail or health club of approximately 4,717 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 29,185 square foot parcel zoned CH and shown as Assessor's Parcel Number 067-230-032, located at **4791 Calle Real** in the Santa Barbara area, Second Supervisorial District.
- Project was a discussion item only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Public Comment:**
- Cecilia Brown: Representing Tom Elliot. Concerns about site circulation, pedestrian/ vehicle interface, neighborhood compatibility.**
- SBAR Comments:**
- a. **Basic contemporary style of the building is ok, except it seems very vertical: perhaps there are other solutions for sign space.**

- b. Concern about how pedestrians will approach. Sidewalk areas must be carefully delineated.**
- c. Explore re-siting the building closer to the corner, with traffic circulation to one side. The building is now an island within the traffic circulation.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Valerie Froscher moved, seconded by Jeremy Roberts , and carried by a vote of 4 to 0 (Pamela Ferguson-Ettinger and Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, March 31, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 3:40 P.M.