



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of March 28, 2008**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Vice Chair, Jeremy Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Jeremy Roberts	Vice Chair
Martha Gray	
Will Rivera	
Steve Willson	
Anita Hodoso	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Chris Roberts, Laurie Romano and Glen Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: *None.*

II. AGENDA STATUS REPORT: Rivera moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts, Romano and Morris absent) to:

- Continue C-2.07BAR-00000-00334 Marmo New Residence to the meeting of April 11, 2008 at the request of the applicant.
- Continue C-3. 07BAR-00000-00326 Condon Residence Addition/Remodel to the meeting of April 11, 2008 at the request of the applicant.
- Drop C-4. 07BAR-00000-00339 Reish Residence Addition from the agenda at the request of the applicant.
- Continue C-5. 06BAR-00000-00176 Nguyen New Residence to the meeting of April 11, 2008 due to the lack of a quorum.
- Continue #20 06BAR-00000-00287 Gilberg Residence Addition to the meeting of April 11, 2008 due to the lack of quorum.

III. MINUTES: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to approve the Minutes of March 14, 2008.

IV. CONSENT AGENDA:

- C-1. 07BAR-00000-00248 Nelson Single Family Dwelling Addition Hope Ranch**
07CDP-00000-00128 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban
- Request of David Jenó, David Phoenix Inc., agent for the owners, Bruce and Sherri Nelson, to consider Case No. 07BAR-00000-00248 for **final on consent of a first floor addition of approximately 534 square feet and a second floor deck of approximately 483 square feet to the existing residence.** The following structures currently exist on the parcel: a residence of approximately 4,600, garage with guest house atop of approximately 1,075 square feet, existing storage building of approximately 378 square feet and attached garage of 508 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-211-001, located at **1414 Estrella Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/19/07 & 2/15/08)
- ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to grant preliminary/final approval of 07BAR-00000-00248.**
- C-2. 07BAR-00000-00334 Marmo New Single Family Dwelling Santa Barbara**
07ZCI-00000-00121 (Jim Heaton, Planner) Jurisdiction: Goleta
- Request of Murray Duncan, architect for the owners, Chris and Trish Marmo, to consider Case No. 07BAR-00000-00334 for **final approval on consent of a new residence of approximately 3,998 square feet with an attached garage of approximately 910 square feet, a cellar of approximately 94 square feet and pool/spa of approximately 685 square feet.** The lot is currently vacant. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 26,743 square foot parcel zoned D-R-1 and shown as Assessor's Parcel Number 059-460-016, located at **1270 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08 & 3/14/08)
- ACTION: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to continue 07BAR-00000-00334 to the meeting of April 11, 2008 at the request of the applicant. See Agenda Status Report.**
- C-3. 07BAR-00000-00326 Condon Residence Addition/Remodel Santa Barbara**
07CDH-00000-00043 (Eric Gage, Planner) Jurisdiction: Goleta
- Request of Chris Belanger, architect for the owner, Thomas Condon, to consider Case No. 07BAR-00000-00326 for **final approval on consent of the demolition of an existing 475 square foot garage, and an addition of approximately 1,844 square feet for a new garage, guest room, bathrooms and other additions to an existing residence of approximately 2,060 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,060 square feet with attached garage of approximately 475 square feet, and two sheds of approximately 95 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The removal of a 10-inch albiza tree, a 12-inch grapefruit tree and a 10-inch plum tree is proposed. The property is a 28,945 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-290-029, located at **1257 Orchid Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/18/08 3/14/08)
- ACTION: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to continue 07BAR-00000-00326 to the meeting of April 11, 2008 at the request of the applicant. See Agenda Status Report.**

C-4. 07BAR-00000-00339 Reish Single Family Dwelling Addition Santa Barbara
07LUP-00000-00916 (Brian Banks, Planner) Jurisdiction: Goleta

Request of William Reish, agent for the owners, William and Kathleen Reish, to consider Case No. 7BAR-00000-00339 for **final approval on consent of a partial demolition of approximately 200 square feet and an addition of approximately 1,570 square feet to the existing residence (for a net gain of approximately 1,370 square feet), and an attached garage of approximately 425 square feet.** The following structures currently exist on the parcel: residence of approximately 2,010 with an attached garage of approximately 445 square feet (to be demolished) and tool shed/shop of approximately 125 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-021, located at **1051 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08 & 3/14/08)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to drop 07BAR-00000-00339 from the agenda at the request of the applicant. See Agenda Status Report.

C-5. 06BAR-00000-00176 Nguyen New Residence Summerland
06CDP-00000-00078 (Holly Bradbury, Planner) Jurisdiction: Summerland

Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **final approval on consent of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, 9/7/07, 9/21/07, 11/02/07,12/14/07 & 3/14/08)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to continue 07BAR-00000-00326 to the meeting of April 11, 2008 due to the lack of a quorum. See Agenda Status Report.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- A discussion was had regarding individual BAR members meeting with applicants outside of BAR meetings. It was agreed that this practice may occur but meetings should occur at the County with the County planner present.
- Concern was expressed over the wait to get on an SBAR agenda; SBAR agreed to consider additional hearings to catch up.

VI. STAFF UPDATE: Steve Wilson, newly appointed SBAR member representing the Second District welcomed aboard.

VII. STANDARD AGENDA:

1. **06BAR-00000-00156 T-Mobile Unmanned Wireless Telecommunications Facility Goleta**
06CUP-00000-00032 (Heather Allen, Planner) **Jurisdiction: Condition of the Permit**
Request of Tim Miller, agent for the applicants, Trillium for T Mobile, to consider Case No. 06BAR-00000-00156 for **further preliminary/final approval of a proposed construction of an unmanned wireless telecommunications facility consisting of 3 panel antennas on a wood utility pole located in the public right-of-way on the west side of North Fairview Avenue. Project involves placement of two RBS 2106 equipment cabinets and one electrical meter pedestal on the east side of North Fairview Avenue with no lighting and with portions existing in Development Rural Neighborhood.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7.08 acre parcel zoned RR-5, located in the Santa Barbara County right-of-way and associated with Assessor's Parcel Numbers 069-050-002 and 077-060-007, located in the Goleta area, Second Supervisorial District. (Continued from 10/06/06 & 12/08/07 & 2/01/08)
ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to grant preliminary/final approval of 06BAR-00000-00156. The following comments were made by the Board of Architectural Review members present for this project:
COMMENTS:
 - **Project received preliminary and final approval with the condition that the *Rhus* be clustered in two groupings of plant materials to make it look more natural.**
 - **Consider varying the species of the sixth plant to be installed as per BAR redline direction.**
2. **08BAR-00000-00038 St. George New Four Unit Complex** **Isla Vista**
08CNS-00000-00013 (Alex Tuttle, Planner) **Jurisdiction:**
Request of Gil Barry, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00038 for **conceptual review of a new Four Unit Complex of approximately 9,585 square feet.** The following structures currently exist on the parcel: three one story church structures totally approximately 4,000 square feet. The proposed project will require no cut and approximately 450 cubic yards of fill. The property consists of two parcels of approximately $\frac{3}{4}$ acre and $\frac{1}{4}$ acres zoned SRH and shown as Assessor's Parcel Number 075-101-022, located at **860 Camino Del Sur** in the Isla Vista 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:
 - a. **Currently the project constitutes conservative post modernist buildings, inconsistent with the applicant's stated vision. To create a cutting edge project as envisioned, must push the architecture.**
 - b. **Buildings need to be contemporary and functional consistent with the applicant's stated vision: catalyst IVRDA approved and pipeline projects prove Isla Vista is the place for creativity now.**
 - c. **BAR appreciates the idea designing the current project leaving room on the site with the goal of allowing adequate space to create more pods of buildings in the future.**
 - d. **Appreciate the innovative sustainability of project as described and envisioned by owner.**
3. **08BAR-00000-00040 St. George New Four Unit Complex** **Isla Vista**
08CNS-00000-00013 (Alex Tuttle, Planner) **Jurisdiction:**
Request of Gil Barry, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00040 for **conceptual review of a new Four Unit Complex of approximately 9,585 square feet.** The following structures currently exist on the parcel: three one story church structures totally approximately 4,000 square feet. The proposed project will require no cut and approximately 450 cubic yards of fill. The property consists of two parcels of approximately $\frac{3}{4}$ acre and $\frac{1}{4}$ acres zoned SRH and shown as Assessor's Parcel Number 075-101-022, located at **870 Camino Del Sur** in the Isla Vista 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: *(Comments are the same comments as related project listed above.)*

- a. **Currently the project constitutes conservative post modernist buildings, inconsistent with the applicant's stated vision. To create a cutting edge project as envisioned, must push the architecture.**
- b. **Buildings need to be contemporary and functional consistent with the applicant's stated vision: catalyst IVRDA approved and pipeline projects prove Isla Vista is the place for creativity now.**
- c. **BAR appreciates the idea designing the current project leaving room on the site with the goal of allowing adequate space to create more pods of buildings in the future.**
- d. **Appreciate the innovative sustainability of project as described and envisioned by owner.**

4. **07BAR-00000-00315 T-Mobile @ Magnolia Center Santa Barbara**
06DVP-00000-00002 (Heather Imgrund, Planner) **Jurisdiction: Design Control Overlay**
Request of Amy Pena, agent for the applicant, T-Mobile, to consider Case No. 07BAR-00000-00315 for **preliminary approval/final approval of a telecommunications facility disguised in a new roof parapet of approximately 291 square feet and equipment cabinet enclosure of approximately 384 square feet at the Magnolia Shopping Center.** The proposed project will require approximately 91 feet of trenching for utility and coaxial cables. The property is a 9.10 acre parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/04/08 & 2/15/08)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to continue 07BAR-00000-00315 for preliminary/final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **BAR appreciates that the applicant lowered the tower; colors, height and massing are acceptable.**
- b. **Consider bringing vegetation in toward the building perhaps to grow on a trellis. Consider enlarging proposed planter and bring it around the east side of the sidewalk to create a "corner oasis".**
- c. **Drawing need to reflect what is being proposed.**
- d. **Return for preliminary/final on consent with a landscape architect to represent plantings and irrigation.**

Isla Vista/Goleta

5. **07BAR-00000-00130 Santa Barbara Foothills LLC 5 Unit Condominium Santa Barbara**
08ZCI-00000-00010 (Mark Walter, Planner) **Jurisdiction: County**
Request of Tom Ochsner, architect for the owner, Santa Barbara Foothills LLC, to consider Case No. 07BAR-00000-00130 for **preliminary/final approval of a 5 unit condominium (2 duplex of approximately 3,000 square feet and 1 unit of approximately 1,500 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 805 cubic yards of cut and fill. The property is a 1.52 acre parcel zoned PRD-5 and shown as Assessor's Parcel Number (new parcel/no APN), located at **Lot 16 site located at Highway 154 and north end of Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/11/07 & 2/01/08)

ACTION: Rivera moved, seconded by Romano and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to grant preliminary approval of 07BAR-00000-00130. Applicant to return for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **SBAR appreciates the efforts made to address comments; definite improvement in the design and detailing of the project to the extent that it no longer looks like affordable housing.**
- b. **SBAR likes the addition of dormers and eyebrow dormers; encourage attic venting to be in same style.**
- c. **If stone entrance is desired, this additional element should return to SBAR for a revised approval.**
- d. **Too much contrast in the proposed colors for building B, Lot 16; tone down gutter and trim colors. Colors as proposed for buildings A and C are acceptable.**
- e. **Project received preliminary approval. Return for final on consent with colors for building B and lighting for all structures.**

6. 08BAR-00000-00031 Ian's Tire Signs Santa Barbara
08SCC-00000-00003 (Brian Banks, Planner) Jurisdiction: Signs/Goleta

Request of Tom Carr, Dave's Signs, agent for the owner, Massoud Entezari, to consider Case No. 08BAR-00000-00031 for **conceptual review/preliminary/final approval of two signs each of approximately 12 square feet.** The following structures currently exist on the parcel: two commercial structures of approximately 2,400 square feet. The proposed project will not require grading. The property is a .55 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-093-005, located at **4299 State Street** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- **Scale down size of signs to allow for some visible wall around all sides.**
- **Return for preliminary and final on consent with new signs shown to scale on elevation.**

7. 07BAR-00000-00276 Rowe Residence Addition and New Garage Santa Barbara
07LUP-00000-00861 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Greg Rech, architect for the owners, John and Ruth Rowe, to consider Case No. 07BAR-00000-00276 for **preliminary approval of a first floor residence addition of approximately 424 square feet and an addition to existing basement of 317 square feet to enlarge the mechanical room, demolition of the existing 456 square feet detached garage and construction of a new garage/workshop and storage of approximately 1,275 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,187 square feet and garage of approximately 456 square feet. The proposed project will require approximately no cubic yards of cut and approximately 45 cubic yards of fill. The property is a .57 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-690-011, located at **613 Corte Bella** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07 & 2/15/08)

ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to grant preliminary approval of 07BAR-00000-00276. Applicant to return for final approval on consent. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Project received preliminary approval. Return for final on consent with details of chimney caps.**

**8. 08BAR-00000-00003 Buchanan Single Family Dwelling Additions Santa Barbara
08LUP-00000-00006 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban**

Request of Greg Rech, architect for the owners, Tom and Peggy Buchanan, to consider Case No. 08BAR-00000-00003 for **conceptual review of a residential second story addition of approximately 662 square feet and addition of two-car garage/workshop of approximately 925 to existing garage.** The following structures currently exist on the parcel: residence of approximately 2,528 square feet and guesthouse of approximately 587 square feet. The proposed project will require approximately 36 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 53,781 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-016, located at **3520 La Entrada** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08)

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

COMMENTS:

- **Difficult to comment as garage area is integral to the second unit.**
- **Garage materials and colors to match existing are acceptable.**

**9. 08BAR-00000-00032 Vickers Residence Demolition/Rebuild Santa Barbara
08LUP-00000-00065 (Eric Gage, Planner) Jurisdiction: Goleta**

Request of Amy Taylor, architect for the owner, Danny Vickers, to consider Case No. 08BAR-00000-00032 for **conceptual review of residence demolition and rebuild of approximately 3,744 square feet, new garage of approximately 593 square feet, attached covered porch of approximately 102 square feet and attached covered porch of approximately 236 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,989 square feet, attached garage of approximately 713 square feet and attached workshop of approximately 366 square feet. The proposed project will not require grading. The property is a 34,866 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-221-001, located at **1415 Twinridge Road** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **Planner to explain P&D position on grading:**
 - **Given the proposed extent of demolition, the floor plan could change to avoid the grading issue by relocating the garage;**
 - **Alternatively, because the cut slope is not visible to the public and appears to be the minimal necessary for the project as proposed, it could be acceptable from a design perspective.**
- b. **Overall form and style of home are ok.**
- c. **Front entry should be simplified.**
- d. **Columns at entry need to be larger in diameter and engaged with the building; restudy.**
- e. **Central gable at patio on south elevation is problematic: restudy and consider eliminating the roof in favor of something like a simple detached trellis element.**
- f. **If using stone, consider using in more than one location on the exterior elevations.**
- g. **Verify roof pitch and height issues.**
- h. **Return for further conceptual/ preliminary approval.**

**10. 08BAR-00000-00033 Thlick Residence Addition and Garage Conversion Santa Barbara
08LUP-00000-00069 (Lisa Martin, Planner) **Jurisdiction: Goleta****

Request of Fred Gonzales, agent for the owners, Ralph and Sandra Thlick, to consider Case No. 08BAR-00000-00033 for **conceptual review of a sun room addition of approximately 160 square feet and garage conversion of approximately 454 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,360 square feet. The proposed project will not require grading. The property is a 7,150 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-341-015, located at **4862 Frances Street** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **Sunroom exterior should be plaster consistent with the rest of the house.**
- b. **Restudy balance of windows on the sides of the sunroom.**
- c. **Restudy roofline at sunroom.**
- d. **Very important to landscape the front yard area to screen parked cars.**
- e. **Consider reducing the size of the new driveway planter.**
- f. **Consider substituting sliding glass door onto drive from converted garage to a three foot French door.**
- g. **Return for preliminary/final before the full board.**

**11. 07BAR-00000-00349 Stevens Single Family Dwelling Additions Santa Barbara
07LUP-00000-00891 (Lisa Martin, Planner) **Jurisdiction: Goleta****

Request of Don Swann, agent for the owners, Spencer and Jamie Stevens, to consider Case No. 07BAR-00000-00349 for **preliminary approval of an additions totaling approximately 418 square feet to the existing residence, a complete interior and exterior remodel, and new driveway and front courtyard area.** The following structures currently exist on the parcel: residence of approximately 1,538 square feet with an attached garage of approximately 452 square feet. The proposed project will not require grading. The property is a 7,758 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-441-004, located at **5373 Paseo Cameo** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08)

ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to grant preliminary approval of 07BAR-00000-00349. Applicant to return for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Additions are appropriate with existing architecture and compatible with neighborhood.**
- b. **Project received preliminary approval.**
- c. **Return for final approval on consent.**

**12. 08BAR-00000-00035 Richards Garage Conversion Santa Barbara
08LUP-00000-00071 (Brian Banks, Planner) **Jurisdiction: Goleta****

Request of Patrick Pouler, architect for the owner, Dick Richards, to consider Case No. 08BAR-00000-00035 for **conceptual review of a garage conversion to a family room of approximately 410 square feet.** The following structures currently exist on the parcel: a residence with attached garage of approximately 1,730 square feet. The proposed project will not require grading. The property is a .38 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 055-040-004, located at **4095 Cerrito Lane** in the Santa Barbara area, Second Supervisorial District.

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

13. **08BAR-00000-00039** **Kahn New Residence** **Santa Barbara**
Jurisdiction: Goleta
(No Assigned Planner)

Request of Mukhtar Kahn, owner, to consider Case No. 08BAR-00000-00039 for **conceptual review of a new residence of approximately 3,770 square feet and garage of approximately 464 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 8,700 square foot parcel zoned 8-R-1and shown as Assessor's Parcel Number 067-375-005, located at **Lot One, Tract 10567 Calle Barquero** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **Excellent job on the project design particularly given the fact that the designer is not an architect; good massing and nicely ordered forms, contextual with neighborhood.**
- b. **Detailing will be important; remain authentic to the farmhouse style.**
- c. **Consider adding windows to second story volume at rear elevation.**
- d. **Windows on the south elevation seem pinched; restudy.**
- e. **In general, restudy window proportions and trim.**
- f. **Consider letting wood come all the way down on two story element at rear elevation.**
- g. **Submit for a LUP and return for further conceptual.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

14. **07BAR-00000-00117** **Starr New Residence** **Mission Canyon**
Jurisdiction: Mission
07LUP-00000-00302 (Sarah Clark, Planner)

Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **further conceptual review/preliminary approval of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/10/07, 9/21/07, 11/02/07 & 12/14/07 & 2/15/08)

Project did not receive a review, due to lack of representation.

15. **08BAR-00000-00007** **Dockendorf New Residence and Garage** **Santa Barbara**
Jurisdiction: Goleta
08LUP-00000-00020 (J. Ritterbeck, Planner)

Request of W. David Winitzky, architect for the owners, Michael and Renee Dockendorf, to consider Case No. 08BAR-00000-00007 for **conceptual review/preliminary approval of a new residence of approximately 3,291 square feet and new attached garage of approximately 516 square feet and new garage. (Project also includes, but not for SBAR review, the conversion of the existing residence of approximately 1,182 (gross) to a detached residential second unit (DRSU) using the existing garage of approximately 588 square feet to provide the required DRSU parking.)** The following structures currently exist on the parcel: a residence and garage of approximately 1,182 square feet. The proposed project will require approximately 120 cubic yards of cut and approximately 140 cubic yards of fill (with 20 cubic yards of import). The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-100-023, located at **955 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08)

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

COMMENTS:

- a. **Massing is good but project still needs to have a definitive style.**
- b. **Consider not only different color but also making a change to the depth of plaster at the proposed water table to reinforce design element.**
- c. **Iron grills are too busy for the house and seem out of character; restudy detail.**
- d. **Return for preliminary/final before the full board with colors and materials, cut sheet for exterior lighting and landscape plans.**

16. 07BAR-00000-00257 Brunet Addition to Residence and Garage Santa Barbara
07LUP-00000-00893 (Amy Trester, Planner) Jurisdiction: Goleta

Request of Monica Vandeventer, agent for the owner, Brunet Family Trust, to consider Case No. 07BAR-00000-00257 for **revised conceptual of a first floor residence addition of approximately 900 square feet and an addition t the garage of approximately 450 square feet.** The following structures currently exist on the parcel: residence of approximately 2,063 square feet and attached garage of approximately 491 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-260-010, located at **936 Camino Del Retiro** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07 & 2/15/07)

Project received revised 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. **SBAR appreciates the change in direction to a single story addition.**
- b. **Gable over garage is massive; restudy. Consider stepping trash area back and shorten the gable with the gable ridge centered over central garage.**
- c. **Return with roof plan for further conceptual/preliminary review.**

17. 08BAR-00000-00006 Thrifty Oil Company Healy Tank Santa Barbara
08LUP-00000-00019 (Amy Trester, Planner) Jurisdiction: Goleta

Request of Alanna Isaac, Fiedler Group, agent for the owner, Thrifty Oil Company, to consider Case No. 08BAR-00000-00006 for **preliminary/final approval of a new Healy Clean Separator unit on a concrete pad of approximately 16 square feet. An 11 foot tall CMU wall enclosure landscaped with vines and new planter around the unit with two trees is also proposed. The approximate diameter of the unit is 36 inches and the height of the unit is approximately 9 1/2 feet. Also proposed are approximately 10 protective bumper posts around the unit.** The following structures currently exist on the parcel: an existing Thrifty gas station with mini-mart and attached canopy. The proposed project will not require grading. The property is zoned C-2 and shown as Assessor's Parcel Number 061-110-018, located at **4069 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to grant preliminary/final approval of 08BAR-00000-00006. No further comments were made by the Board of Architectural Review members present for this project.

18. 08BAR-00000-00034 Markham Residence Demolitions/Rebuild/Remodel Toro Canyon
08CDP-00000-00020 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Bryan Pollard, architect for the owner, John Markham, to consider Case No. 08BAR-00000-00034 for **conceptual review for the demolition of the existing guesthouse and two storage structures and construction of approximately 416 square feet to the existing structure. The existing 445 square foot garage will be converted into the master bedroom and a new detached garage of approximately 445 square foot is proposed. Other new structures include, a swimming pool, cabana and ½ bath of approximately 101 square feet, a logia of approximately 101 square feet and trellis of approximately 215 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,422 square feet and guest house of approximately 240 square feet. The proposed project will require approximately 23 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 16,550 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-032, located at **202 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

- **Very handsome; excellent work.**
- **Return for preliminary/final before the full board with materials, colors and landscape plan.**

19. 07BAR-00000-00243 Friedlander/Hackett Single Family Dwelling and Accessory Structure
07CUP-00000-00085 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Scott Hughes, architect for the owners, Elizabeth Friedlander and Welles Hackett, to consider Case No. 07BAR-00000-00243 for **further conceptual review of a residence with attached two car garage of approximately 2,951 square feet with an attached garage of approximately 713 square feet, a detached workshop of 600 square feet and a swimming pool of approximately 172.5 square feet.** The lot is currently vacant. The proposed project will require approximately 645 cubic yards of cut and fill. The property is a 0.88 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-044, located at **6925 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 10/19/07 & 12/14/07)

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

COMMENTS:

- a. **BAR appreciates the careful study given the driveway; still seems a bit forced but it appears to work. House as relocated is appropriate to the site.**
- b. **House and drive are very rectilinear; consider softening and/or curving site walls. Think about site walls as architectural elements emanating from the house.**
- c. **Consider lowering site/retaining walls as much as possible by feathering grades down or consider stepping walls.**
- d. **Landscaping should achieve the high level of style of the house.**

20. 06BAR-00000-00287 Gilberg Residence Addition
07CDH-00000-00036 (Selena Buoni, Planner) **Toro Canyon**
Jurisdiction: Toro

Request of Kevin Moore, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **preliminary/final approval of a residence addition of approximately 1,070 square feet to an existing one story residence, and for a modification to allow for approximately 569 square feet of the addition to encroach ten feet into the rear yard setback. A 60 square foot storage unit, a spa and an outdoor barbeque area are also proposed, as well as landscape walls of approximately 3'4" and 7" in height. The following structure currently exists on the parcel: a residence of approximately 1,418 square feet with an attached carport. The proposed project will require less than 50 cubic yards of grading, and no protected trees or vegetation will be removed.** The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at 3290 Beach Club Road in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07, 11/02/07, and 1/04/08)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, Romano and Morris absent) to continue 06BAR-00000-00287 to the Meeting of April 11, 2008 due to lack of a quorum. See Agenda Status Report.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Steve Willson, and carried by a vote of 4 to 0 (Chris Roberts, Laurie Romano and Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 11, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:30 P.M.