



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 30, 2007

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

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

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Robin Donaldson, Valerie Froscher

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 10±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.

- II. **AGENDA STATUS REPORT:** C. Roberts moved, seconded by Gray and carried by a vote off 4 to 0 (Donaldson and Froscher absent) to:
 - Drop Item 13 06 BAR-00000-00009 Siegal New Residence, Garage and Accessory Structure from the agenda at the request of the applicant.

- III. **MINUTES:** Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to approve the Minutes of March 16, 2007.

IV. CONSENT AGENDA:

C-1. 06BAR-00000-00254 Winn Residence Demo/Addition/Remodel **Mission Canyon**
06LUP-00000-01030 (Amy Trester, Planner) **Jurisdiction: Mission**

Request of Mark Shellnut, architect for the owner, Alastair Winn, to consider Case No. 06BAR-00000-00254 for **final approval on consent of a demolition and rebuild of approximately 1,150 square feet of the existing residence (same footprint), an addition of approximately 138 square feet, and roof line revisions and resurface to residence, garage, guest house and workshops.** The following structures currently exist on the parcel: a residence of approximately 2,450 square feet, garage/workshop of approximately 660 square feet and studio/storage of approximately 468 square feet. The proposed project will not require grading. The property is a 23,000 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-261-023, located at **719 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 11/17/06 & 3/16/07)

ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and Froshcer absent) to grant final approval on consent of 06BAR-00000-00254.

C-2. 06BAR-00000-00143 **Werner Residence Addition** **Isla Vista**
06CDP-0000-00128 (Dan Gullett, Assigned Planner) **Jurisdiction: Design Overlay**

Request of Steve Wilson, agent for the owner, Tim Werner, to consider Case No. 06BAR-00000-00143 for **final approval on consent of a residence addition of approximately 1,311 square feet and remodel of approximately 1,282 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,311 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned SR-M-1 and shown as Assessor's Parcel Number 075-212-004, located at **6593 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 7/21/06, 1/05/07 & 3/16/07)

ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and Froshcer absent) to grant final approval on consent of 06BAR-00000-00143.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

- Jeremy Roberts received a letter from Mr. Vincent regarding the Vincent New Residence project, heard at the 3/16/07 SBAR meeting, requesting that Jeremy attend a neighborhood meeting. SBAR determined that Jeremy should not attend the meeting; rather, the SBAR will wait until their formal site visit and next SBAR meeting on the project coming up on April 13, 2007.
- Chris Roberts and Robin Donaldson met again last week with Andy Neumann and other concerned citizens regarding the County Roads Division's Phase 2 Lillie Avenue Improvements project. Willdan and Associates has been hired by County Roads to complete the project. The project is at the 35% design phase and has not been discussed with SBAR yet. The neighbors, as well as Chris and Robin, continue to have concerns that SBAR has not been involved in this project nor does it appear that there are plans to involve SBAR. Chris mentioned that it would be more appropriate for other SBAR members to participate in the neighbor meetings on the project due to a potential conflict of interest.

VI. STAFF UPDATE:

- When the Phase 2 Lillie Avenue project was discussed last at SBAR, Dianne Black agreed to relay SBAR concerns to Salud Carbajal and to Scott McGolpin, the head of the County Roads Division. Staff will determine the status of these conversations.

VII. STANDARD AGENDA:

Isla Vista/Goleta

- 1. 07BAR-00000-00052 El Colegio Road Improvements Isla Vista**
07DVP-00000-00008 (Dan Gullett, Planner) **Jurisdiction: DVP**

Request of Joy Hufschmid of the County of Santa Barbara, to consider Case No. 07BAR-00000-00052 for **conceptual review of roadway improvements of approximately 255,840 square feet and 60, 620 square foot of landscaping.** The following development currently exists on the site: curb, gutter, sidewalk, roadway paving, landscaping, and lighting. The existing development area at this location includes approximately 124,880 square feet of existing street and sidewalk and 191,580 square feet of existing landscaping. The total project area is approximately 316,460 square feet. The proposed project is located with the County road right-of-way, zoned SR-H and located along El Colegio Road between Stadium Road and Camino Del Sur in the Isla Vista/UCSB area, Third Supervisorial District.

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

COMMENTS:

Public comments:

- **Craig Geyer, Chair of the PAC/GPAC:**
 - **Project has not been reviewed by the PAC/GPAC and the public, but it will be heard on April 18th.**
 - **Project is inconsistent with:**
 - **UCSB's 1990 Long Range Development Plan (LRDP);**
 - **The 1999 Goleta Transportation Improvement Plan (GTIP);**
 - **The Isla Vista Master Plan (IVMP); and**
 - **Existing County traffic and road standards.**

SBAR comments:

- **Lighting:**
 - a. **SBAR understands the constraints of the lighting but dislikes the proposed light fixtures and the proposed color of the poles. The light fixture itself looks too institutional, like a parking lot light. Although there are height constraints on the lighting, the lighting should be at more of a pedestrian scale if possible. Use a dark brown metal pole rather than a pre-cast concrete pole or stain the concrete pole brown to help the fixtures disappear into the landscape.**
- **Landscaping:**
 - a. **The selection of *Quercus virginiana* is a wonderful selection for the tree in the median. SBAR likes the idea of creating an entrance to the campus; this species is representative of the central coast and is consistent with planned improvements on Pardall Road as well.**
 - b. **The proposed landscape plan for the median is solid and appropriate, including the proposed groundcover.**
 - c. **Although not part of this project, do everything that you can to encourage planting of liquid ambers on the south side of El Colegio as well to match the liquid ambers that will be planted on the north side of El Colegio.**
 - d. **Rather than installing a solid median along Los Carneros and on El Colegio, west of Los Carneros, plant the median. Painting the median detracts from the aesthetics of the area, while planting the median would attract people to the enhanced entrance to the campus. Please investigate this idea with the Fire Department.**
- **Street Design/Materials:**
 - a. **For proposed crosswalks at the major intersections, consider using permeable paving, such as concrete pavers, to further distinguish El Colegio as an entrance to campus.**

- b. **Coordinate the landscaping and architecture of the proposed new bus stops along El Colegio with proposed landscaping and nearby architecture.**
- **IV/UCSB Interface:**
 - a. **Similar to what is done on State Street during different events over the course of the year, consider installing simple banner poles on the proposed light fixtures along El Colegio to enhance the campus identity and entrance to the campus.**
- **General**
 - a. **SBAR is interested in hearing PAC/GPAC comments. Return for further conceptual.**

Site Visit

2. **05BAR-00000-00063 Richardson Residence Addition Summerland**
05CDP-00000-00013 (Dan Gullett, Planner) Ridgeline: Urban
Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. **05BAR-00000-00063 for a joint site visit with Summerland BAR and SBAR of an addition of approximately 877 square feet to an existing 1,970 single family dwelling, demolition of an existing garage of approximately 400 square feet and replacement with a garage of approximately 567 square feet, and new first and second floor patios.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet and detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 12,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at **2535 Varley Street** in the Summerland area, First Supervisorial District. (Continued from 4/15/05, 5/13/05 & 8/12/05 & 9/16/05 & 11/03/06)
Project received a site visit only, project was reviewed later this day.

Site Visit

3. **07BAR-00000-00029 Magid New Residence, Detached Garage, Cabana Santa Barbara**
(No Assigned Planner) Jurisdiction: Ridgeline - Urban
Request of Jan Hochhauser, architect for the owner, Ilya Magid, to consider Case No. **07BAR-00000-00029 for further conceptual review of a new residence of approximately 4,998 square feet, detached garage of approximately 800 square feet and pool cabana of approximately 260 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 994 cubic yards of cut and approximately 922 cubic yards of fill. The property is a 1.0 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-030-022, located at **1105 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/02/07)
Project received a site visit only, project was reviewed later this day.

4. **06BAR-00000-00220**
T-Mobile/Sprint/ Verizon
New Unmanned Collocation Wireless Communications Facility Goleta
03CUP-00000-00022 (Tom Figg, Planner) Jurisdiction: Ridgeline - Rural
Request of Charnel McCall, agent for T-Mobile, Dino Putrino, agent for Verizon and Donna J. Moore, agent for Sprint, to consider Case No. **06BAR-00000-00220 for further conceptual review of a new unmanned collocation wireless communications facility to consist of cellular antennas and support equipment necessary to accommodate three separate telecommunication carriers.** The following structures currently exist on the parcel: a residence and agricultural outbuildings. Grading to be determined. The property is a 53.65 acre parcel zoned AG and shown as Assessor's Parcel Number 079-090-008, located at **230 Winchester Canyon Road** in the Goleta area, Third Supervisorial District. (Continued from 9/22/06)

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

COMMENTS

- a. **Please use wood siding all the way to the ground on the faux barn.**
- b. **Please make the roof pitch on the faux tower slightly higher.**
- c. **SBAR applauds the applicant's team for the revised design; the proposal is much improved from the previous concept.**
- d. **The proposed structures fit with the rural character of the area.**
- e. **Return for preliminary.**

**5. 06BAR-00000-00172 Hollstien New Residence, Garage and Barn Goleta
06LUP-00000-00813(Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural**

Request of Jessica Grant of Penfield & Smith, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 06BAR-00000-00172 for **further preliminary approval of new residence of approximately 4,970 square feet, garage of approximately 845 square feet, barn of approximately 3,670 square feet and grading plan.** No structures currently exist on the parcel. The proposed project will require approximately 2,764 cubic yards of cut and 1,470 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-048, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06 & 1/05/07 & 3/02/07)

ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant preliminary approval of 06BAR-00000-00172. 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. **The proposed green roof color is not appropriate; consider using a more matte, zinc color.**
- b. **Proposed color of the plaster is too light.**
- c. **The proposed brown trim is better than the previously proposed green color.**
- d. **Match colors of the barn with the single family residence.**
- e. **Minimize the number of species selected for the landscaping.**
- f. **Consider incorporating more avocados or fruit trees along Fairview to continue the ranch style on the parcel.**

Motion: Preliminary approval granted. Return for final on consent and bring color boards and materials.

**6. 07BAR-00000-00001 St. George New Residence Isla Vista
07CDP-00000-00001 (J. Ritterbeck, Planner) Jurisdiction: Design Control Overlay**

Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00001 for **preliminary/final approval of a new residence of approximately 1,988 square feet with an attached garage of approximately 328 square feet and a perimeter fence around the property.** No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 3,750 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-151-027, located on Pasado Road in the Isla Vista area, Third Supervisorial District. (Continued from 2/02/07 & 3/02/07)

ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant preliminary approval of 07BAR-00000-00001. 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:

- **Bring color boards and materials next time.**

Motion: Preliminary approval granted. Return for final on consent.

7. **07BAR-00000-00050** **Gerrity Residence Additions** **Isla Vista**
(No Assigned Planner) **Jurisdiction: Design Control Overlay**
Request of David Gerrity, owner, to consider Case No. 07BAR-00000-00050 for **conceptual review of residential additions consisting of two bedrooms, two bathrooms and two laundry rooms of approximately 684 total square feet.** The following structures currently exist on the parcel: two residences of approximately 2,526 square feet each. The proposed project will not require grading. The property is a 21,291 square foot parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-064-001, located at **6559 Segovia** in the Isla Vista area, Third Supervisorial District.
- ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to continue 07BAR-00000-00050 to the meeting of April 13, 2007 due to the lack of quorum for this project. See Agenda Status Report.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

8. **07BAR-00000-00029** **Magid New Residence, Detached Garage, Cabana** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**
Request of Jan Hochhauser, architect for the owner, Ilya Magid, to consider Case No. 07BAR-00000-00029 for **further conceptual review of a new residence of approximately 4,998 square feet, detached garage of approximately 800 square feet and pool cabana of approximately 260 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 994 cubic yards of cut and approximately 922 cubic yards of fill. The property is a 1.0 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-030-022, located at **1105 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/02/07)

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

COMMENTS:

- a. **Soften the transition between the manicured landscaping and the riparian habitat.**
- b. **Consider constructing a stone wall that runs between the existing boulders on site.**
- c. **Consider adding more olive trees consistent with the Italian style of the SFD.**

Return for preliminary.

9. **07BAR-00000-00047** **Heidelberger Accessory Structure** **Santa Barbara**
07LUP-00000-00147 (Lisa Martin, Planner) **Jurisdiction: Goleta Guidelines**
Request of Kendra and Jeff Epley, agents for the owner, David Heidelberger, to consider Case No. 07BAR-00000-00047 for **conceptual review of new detached garage of approximately 400 square feet with a second story office and storage of approximately 322 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 3,500 square feet. The proposed project will not require grading. The property is a 20,865 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-081-011, located at **205 Arboleda Road** in the Goleta area, Second Supervisorial District.

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

COMMENTS:

- **SBAR has no further comments on the project.**

Return for preliminary approval.

- 11. 07BAR-00000-00041 Freda Detached Workshop Summerland**
07LUP-00000-00136 (Amy Trester, Planner) Jurisdiction: Summerland
- Request of Frank Freda, owner, to consider Case No. 07BAR-00000-00041 for **conceptual review/preliminary/final approval of a detached workshop of approximately 800 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,336 square feet, garage of approximately 1,520 square feet with a guest house atop of approximately 800 square feet and an accessory structure for storage of approximately 250 square feet. The proposed project will not require grading. The property is an approximate 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-032, located at **345 Ridgecrest Drive** in the Summerland area, First Supervisorial District.
- ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant preliminary approval of 07AR-00000-00041. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
Public comments:
Tom Evans:
- **This project has not gone before the Summerland ARC, however, it is not required as long as the SBAR provides a thorough review.**
- SBAR comments:**
- **Match the materials and colors to the existing residence.**
 - **Please simplify the elevations, including the base, windows, and siding.**
- Motion: Preliminary approval granted. Return for final on consent and bring colors boards and materials.**
- 12. 07BAR-00000-00044 Berryhill Deck Enclosure Summerland**
07CDP-00000-00017 (Lisa Martin, Planner) Jurisdiction: Summerland
- Request of Tai Yeh, architect for the owner, John Berryhill, to consider Case No. 07BAR-00000-00044 for **conceptual review of a deck enclosure of approximately 94 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,870 square feet with attached garage of approximately 461 square feet. The proposed project will not require grading. The property is a 7,405 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-133-059, located at **184 Evans Avenue** in the Summerland 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:**
Public comments:
Tom Evans:
- **The Summerland ARC reviewed an earlier proposal for a pre-fabricated sunroom; the new proposed deck enclosure is an improvement over the original proposal.**
- SBAR comments:**
- **The enclosure is appropriate.**
 - **Return to the Summerland ARC prior to returning to SBAR.**
- Return for preliminary/final approval and bring color boards and materials.**

13. **06BAR-00000-00009**
Siegal New Residence/Detached Garage/Accessory Space **Toro Canyon**
06CDH-00000-000001 (Holly Bradbury, Planner) **Jurisdiction: Toro**
Request of Wayne La Brie, architect for the owner, Robert Siegal, to consider Case No. 06BAR-00000-00009 for **further final approval of a new residence of approximately 3,675 square feet, and detached garage/accessory space of 875 approximately square feet.** The following structures currently exist on the parcel: a residence of approximately 1,450 square feet and garage of approximately 605 square feet. The proposed project will not require grading. The property is a 18,700 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/10/06, 5/12/06, 6/23/06, 7/21/06, 10/27/06, 12/08/06, 1/19/07 & 2/09/07)

ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to drop 06BAR-00000-00009 from the agenda at the request of the applicant. See Agenda Status Report.

14. **06BAR-00000-00257** **Beach Club Family Trust New Residence** **Carpinteria**
06CDP-00000-00044 (Nicole Mashore, Planner) **Jurisdiction: Toro Canyon**
Request of James V. Coane & Associates, architect for the owners, Beach Club Family Trust, to consider Case No. 06BAR-00000-00257 for **further conceptual review of a new residence of approximately 2,602 square feet and attached underground garage and basement of approximately 868 square feet.** No structures currently exist on the parcel. The proposed project will require no fill and approximately 575 cubic yards of cut. The property is a 14,743 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-019, located at **3280 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07 & 2/23/07 & 3/16/07)

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

COMMENTS:

Public comments:

Derek Westen (brought several letters from the neighbors):

- **Represents the entire Serena Cove HOA, except the Holloway Tract, and several other individuals.**
- **His representatives are unanimously opposed to the proposed new residence.**
- **The proposed size of the house is too large for this highly constrained site.**
- **His representatives request that the residence be sunk down an additional three to four feet from the proposal before the SBAR today.**
- **The new residence would have a significant impact on the neighbors' views of the ocean, as well as members of the public along Padaro Lane.**
- **The clearstory (monitor) is unnecessary and will have a large effect on the neighbors' views of the ocean.**
- **The new residence needs "four-sided architecture;" the west elevation appears to be a back side to a residence.**

Reynolds Yater, President of the Serena Cove HOA:

- **Concerned with the visibility of the chimney caps; they will add to the apparent height of the house.**

Bob Montgomery:

- **The proposed house is too massive and blocks several neighbors' views of the ocean.**
- **Concerned with the overall height of the house and requests that the residence be sunk down an additional three to four feet from the proposal before the SBAR today.**

Margaret Baker:

- The project is still too massive against the streetscape; the proposed house would loom over the street.
- Requests that the residence be sunk down an additional four to five feet from the proposal before the SBAR today.
- The clearstory (monitor) adds to the mass of the residence and would block neighbors' views of the ocean.

Arnold Gilberg (did not attend meeting but submitted letter):

- The proposed new residence is oversized and would block his view.
- The proposed setbacks are inaccurate.
- Mr. and Mrs. Russell White (did not attend meeting but submitted letter):
- The proposed new residence is "too massive, too dense, too high, and placed inappropriately on the lot."
- They appear to be staring at the back of a house.
- The clearstory continues to protrude beyond a reasonable amount of space.
- The new residence is not in keeping with the neighborhood.

Melinda and Edward Woodruff (did not attend meeting but submitted letter):

- The new proposed plans do not address the issues and concerns noted in their letter dated November 15, 2006.
- Specifically, the residence is inappropriate in both height and mass and will negatively impact both the immediate neighborhood and the larger beach environment.

Valerie Hoffman (did not attend meeting but submitted letter):

- Continues to oppose the plans to the extent that proposed building is too high and is too large for this particular lot. The building can be and needs to be dug into the lot in order to reduce its prominence on the lot.
- The west elevation does not conform to SBAR's direction to construction a residence with "four-sided architecture." This side of the building is unattractive and does not respect the character of the neighborhood.

SBAR comments:

- a. At its previous meeting, SBAR requested that the proposed new SFD be recessed down below existing grade by five to six feet.
- b. Please sink the residence down further. Please work with a civil engineer and the County Roads Division to study recessing the house further by manipulating the driveway. If the house can be lowered further, then also lower the height of the clearstory and confine the clearstory to the width of the dining room/living room (rather than spilling over these areas). If it is not possible to sink the house down further, then eliminate the clearstory altogether.
- c. Ten-foot plates in the residence are acceptable.

Return for further conceptual.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Martha Gray, and carried by a vote of 4 to 0 (Robin Donaldson and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 13, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:50 P.M.