

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 31, 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
Chris Roberts	
Jeremy Roberts	
Anita Hodosy	BAR Secretary
Alice Daly	Planner III

COMMITTEE MEMBERS ABSENT: Pamela Ferguson-Ettinger and Valerie Froscher

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Donaldson moved, seconded by Roberts and carried by a vote of 4 to 0 (Ferguson-Ettinger and Froscher absent) to:
 - Continue Item # 5 05BAR-00000-00155 Rodger Residence Addition to the SBAR meeting of May 12, 2006 at the request of the applicant.
 - Continue Item #8 05BAR-00000-00319 Kenny/McMillan New Residence to the SBAR meeting of May 19, 2006 at the request of Planning and Development.
- III. **MINUTES:** Donaldson moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Ferguson-Ettinger and Froscher absent) to approve the Minutes of March 24, 2006

IV. CONSENT AGENDA:

- C-1. 05BAR-00000-00309 Cingular Monopine Telecom Facility Goleta**
05CUP-00000-00073 (Andrea Chadden, Planner) **Jurisdiction: Permit Condition**
Request of Gordon Bell, agent for the owners, Cingular, to consider Case No. 05BAR-00000-00309 for **preliminary/final on consent of a 60 foot tall monopine telecom facility to be placed behind eucalyptus trees in heights of approximately 63 to 78 feet, plus an approximate 12 foot wide by 20 foot long by 10 foot high pre-fabricated equipment shelter located behind a retaining wall.** The following structures currently exist on the parcel: a large water tank of approximately 15,000 square feet and utility building of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.46 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-030-026, located at **Terminus of La Josa Road (not addressed)** in the Goleta area, Third Supervisorial District. (Continued from 1/27/06)

ACTION: C. Roberts moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Ferguson-Ettinger and Froscher absent) to grant final approval on consent of 05BAR-00000-00309.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Kate Dole found a new SBAR member, subject to Supervisor Carbajal's approval: Martha Gray.**
- **Lillie Avenue project: Chris Roberts said the street master plan is not moving forward quickly. He and Robin Donaldson will try to get it moving.**
- **R. Donaldson says that the Summerland Board of Review should be going to the 1st District office on this.**
- **Kate Dole: Chris Roberts deserves appreciation for all the work done on telecom projects.**

VI. STAFF UPDATE:

Alice Daly will be on vacation during the April 21st meeting. Allen Bell will fill in as P&D staffer in her absence.

VII. STANDARD AGENDA:

- 1. Discussion Item Santa Barbara Bowl Foundation Phase 1B Santa Barbara**
Jurisdiction: DVP

Request of Design ARC, architect for the owner, **Santa Barbara Bowl Foundation, for a discussion on the Phase 1B of the Santa Barbara Bowl Master Plan - Performance Pavilion of approximately 4,980 square feet.** The following structures currently exist on the parcel: Office/Vending/Meeting Building of approximately 2,500 square feet, Phase 1A- Performer Rooms/Food Service /Public Restrooms/storage structure of approximately 11,600 square feet. The proposed project will not require grading. The property is a 1.7 acre parcel zoned A-1 and shown as Assessor's Parcel Number 029-202-001, located at **1122 N. Milpas Street** in the Santa Barbara area, First 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:

- Support this. Really exciting piece of art.**
- Like the style direction and feel: very consistent w/ WPA style, but it is making a leap to a very "techie" structure.**
- A complex, big structure that needs to work on many levels. Would like a better grasp of the physical size and scale of the structure. Overall concern with mass and scale.**
- Need to understand what it looks like from below. Concern that there will be a loss of the sense of intimacy of the Bowl.**

- e. Will need to understand the effect of the cantilever roof. A lot of structure on top: roof now looks like a hat sitting on top. The two elements need to integrate more.
- f. Would be helpful to see the existing structure transposed on this.
- g. A 3-D model or digital model would help.
- h. Choice of materials, colors and details will help to mitigate size and scale.
- i. Consider warmer colors to mitigate mass.
- j. Stone piers in back add to the mass. Explore less sandstone massing in back.
- k. Would like a site walk-through.
- l. Suggest a public relations outreach.

Isla Vista/Goleta

2. Discussion Item Rodvold Second Story Addition Goleta
06LUP-00000-00071 (Amy Trester, Planner) **Jurisdiction: Section 2-33.12c**

Request of Planning and Development for BAR to render its advice on a proposal by Eduardo Esparza, architect for the owner, Gloria Rodvold, to discuss a second story addition of approximately 873 square feet. Also part of this permit is a new second floor deck of approximately 64 square feet and a first floor garage conversion of 410 square feet. The following structures currently exist on the parcel: a residence of approximately 1,537 square feet with an attached garage of approximately 410 square feet. The proposed project will not require grading. The property is a 6,098 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-120-037, located at **5107 Dawn Lane** in the Goleta area, Second Supervisorial District.

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

COMMENTS:

- a. Second-story massing needs to be pushed back further on site.
- b. Design reads bulkier than it should.
- c. There should be a hierarchy of massing.
- d. Consider lighter materials.
- e. Much of the neighborhood is 1-story.
- f. Concern with the square footage: will be almost doubling the size of the structure.

3. 06BAR-00000-00043 Smith Demolition/New Residence and Guesthouse Goleta
06LUP-000000-00155 (Holly Bradbury, Planner) **Jurisdiction:**

Request of Bill Wolf, architect for the owner, Ruth J. and James D. Smith, to consider Case No. 06BAR-00000-00043 for conceptual review of new residence of approximately 4,608 gross square feet, attached three car garage of approximately 939 gross square feet, new carport of approximately 265 square feet, covered veranda/porch of approximately 634 square feet, new trellis of approximately 314 square feet and detached guest house of approximately 747 gross square feet with trellis of approximately 314 square feet.. The following structures currently exist on the parcel: a single family residence to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and fill. The property is a 51,081 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-027, located at **780 N. Patterson Avenue** in the Goleta 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. Looks good.
- b. Need to landscape slope area.
- c. Can return for prelim/ final approval w/ landscape plan and color board.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **06BAR-00000-00051** **Felts New Garage** **Santa Barbara**
05LUP-00000-00721 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Ken Felts, owner, to consider **06BAR-00000-000051 for conceptual/preliminary approval of a new garage of approximately 1,328 square feet, additions to an existing garage of approximately 1,813 square feet with a second story new office of approximately 1,851 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,800 square feet and detached garage of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-013, located at **3550 La Entrada in the Santa Barbara area, Second Supervisorial District.** (Continued from 8/12/05 & 10/28/05)
Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:
COMMENTS:
a. **Still feels large. Previous comments to break up structure and set it back have not been addressed.**
b. **Second-story massing needs to push back more. Not consistent w/ mass and scale of the neighborhood.**
c. **Garage plate height could be lowered.**
d. **Return for preliminary/ final approval w/ color board.**
5. **05BAR-00000-00155** **Rodgers Residence Addition** **Mission Canyon**
05LUP-00000-00703 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **final approval of a residence addition of approximately 759 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and garage of approximately 390 square feet. The proposed project will not require grading. The property is a 6,230 square foot parcel zoned 6-R-1 and shown as Assessor's Parcel Number 023-161-013, located at **2956 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/15/05 & 9/9/05 & 10/28/05)
ACTION: Donaldson moved, seconded by Roberts and carried by a vote of 4 to 0 (Ferguson-Ettinger and Froscher absent) to continue 05BAR-00000-00155 to the meeting of May 12, 2006 at the request of the applicant. See Agenda Status Report.
6. **06BAR-00000-00042** **Maloney Second Story Addition** **Mission Canyon**
(No Planner Assigned) **Jurisdiction: Mission Canyon**
Request of Kent Mixon, architect for the owner, Meggan Maloney, to consider Case No. 06BAR-00000-00042 for **conceptual review of second story addition of approximately 180 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,267 square feet, garage of approximately 529 square feet and an accessory structure of approximately 692 square feet. The proposed project will not require grading. The property is a 21,362 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-250-040, located at **2739 Las Encinas West** in the Mission Canyon area, First 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.

**7. 06BAR-00000-00024 Silverman Guest House and Accessory Structures Hope Ranch
05LUP-00000-00072 (Dan Gullett, Planner) **Jurisdiction: Ridgeline - Urban****

Request of Bill Wolf, architect for the owner, Joel Silverman, to consider Case No. 06BAR-00000-00024 for **conceptual review of a new detached workshop of approximately 2,462 square feet with a guest house of approximately 800 square feet, a sauna of approximately 96 square feet, a ¾ bath of approximately 70 square feet and an elevator of approximately 31 square feet, a new pergola and bar-b-que structure of approximately 790 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,751 square feet with attached garage of approximately 529 square feet. The proposed project will require approximately 975 cubic yards of cut and fill. The property is a 5 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-010-016, located at **4589 Via Vistosa Road** in the Hope Ranch area, Second Supervisorial District.

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

COMMENTS:

- a. **While argument could be made for clustering development on site, it would be better to break it up into separate structures and locate them on the flatter part of the site.**
- b. **Scale of structure is too bulky, too large.**
- c. **SBAR Comments on the pergola/ BBQ structure: Looks good.**

**8. 05BAR-00000-00319 Kenny/McMillan New Residence/Garage/Guest House Hope Ranch
05CDP-00000-00154 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline- Urban****

Request of Mark Shields, architect for the owners, Tom Kenny and Susan McMillan, to consider Case No. 05BAR-00000-00319 for **conceptual review of new residence of approximately 4,900 square feet, garage of approximately 849 square feet and guesthouse of approximately 798 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 897 cubic yards of cut and fill. The property is a 3.58 acre parcel zoned 3.5-E-1 and shown as Assessor's Parcel Number 063-171-019, located at **1500 Roble Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06)

ACTION: Donaldson moved, seconded Roberts and carried by a vote of 4 to 0 (Ferguson-Ettinger and Froscher absent) to continue 05BAR-00000-000319 to the SBAR meeting of May 19, 2006 at the request of Planning and Development. See Agenda Status Report.

**9 06BAR-00000-00049 Ritter Residence Addition and New Two Car Garage Hope Ranch
06MOD-00000-00007 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline- Permit Condition****

Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Ritter, to consider Case No. 06BAR-00000-00049 for **conceptual review of residence additions and new car garage of approximate gross total of 2,200 square feet.** The following structures currently exist on the parcel: a residence with a two garage of approximately 3,600 square feet. The proposed project will require approximately 48 cubic yards of cut and no fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District.

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

COMMENT:

- **Looks good.**
- **Applicant to return for preliminary approval.**

**10. 06BAR-00000-00046 Velazquez New Residence and Garage Mission Canyon
06LUP-00000-00168 (Peter Imhof, Planner) **Jurisdiction: Mission Canyon****

Request of Susan Sherwin, architect for the owners, Adriana and George Velazquez, to consider Case No. 06BAR-00000-00046 for **conceptual review of new residence of approximately 4,015 square with a basement of approximately 746 square and detached garage of approximately 510 square feet. The existing residence of approximately 2,500 will be demolished.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a .25 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-113-007, located at **2609 Montrose Place** in the Mission 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. Looks a bit big and boxy.
- b. Second floor needs to be set back more.
- c. Front elevation needs more work.
- d. Opportunity to reduce family room.
- e. Break up massing more.
- f. Show height limit envelope over entire structure.

**11. 05BAR-00000-00188 Cook New Residence Mission Canyon
05LUP-00000-00820, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
05CUP-00000-00040**

Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **further conceptual review of a one story two bedroom, two bathroom addition, consisting of approximately 975 gross square feet (905 net square feet) to an existing residence of approximately 1,760 square feet (1,570 net square feet) and demolition and rebuild of the existing two-car garage in a new location** The following structures currently exist on the parcel: a residence of approximately 1,700 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05, Site Visit 10/14/05, 10/28/05 & 2/24/06)

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

COMMENTS:

Public Comment Speakers:

Dennis Allen:

- The process is working, great that all homes are now 1 story. Still a lot of square footage compared to neighborhood. Would like to see the addition to the adobe scaled down maybe by 500 feet. Only 2 other houses on Orange Grove have garages. Garages on the lower homes add bulk and size.

Robert Miller:

- Roof lines look a little busy. Nice looking buildings now but still too large.

Christine Loiseaux:

- Still concerned w/ bulk and scale. Still too much square footage for less than 1 acre. Would like to see a CAV video to show how this would really work.

Mike Larson:

- A wonderful step in the right direction, though still concerned w/ bulk.

Marylee Martin:

- Agree with all other comments. Green space is very important.

Jean Yamura:

- Still think this should come down by another 1,000 square feet.

Koko Larson:

- Should try to set example for other Mission Canyon projects.

Bart Francis:

- Progress has been made. Agree w/ Dennis about garage sizes. Lot 1 garage is much more than a garage; should make the footprint smaller.

Jennifer Cushnie:

- A message from Derek Westen: We are really happy that the neighbors have been heard, but still feel that the size is not the norm for the neighborhood.

Michael Mattioli:

- Suggest that you look at this like a new project and hope you agree that this is still 30% too big.

Ginger Sledge,

- Letter: Happy to acknowledge that Burke and Cook have responded to your comments, but still concerned about square footage and footprints.

SBAR COMMENTS:

- a. Big improvement over previous plans.
- b. Size is moving in right direction: should respect neighbors' comments. Still too big.
- c. Proposed styles are good, though some awkwardness w/ roof lines.
- d. Small reductions and revisions will help.
- e. Garage size issue is valid, because of unique site characteristics. Could cut back garages on Lots 3 and 2 to a 1-car garage and carport idea.
- f. Consider making Lot 2 a 2-bedroom house.
- g. Fill in small open area on N elevation of Lot 3, and pull back on W elevation.
- h. On Lot 1, the study/TV room pushes the house out; possibly dig in to reduce visual bulk. No problem w/ basement area.
- i. Siding colors could be darker. Will need to see actual material samples.
- j. The topography and landscape is the beauty of the site. Minimize turf areas. Use native, flowing landscaping, avoid linear hedges. Could add some oaks.
- k. Retaining wall for Lot 3 should be very rustic.
- l. Use sandstone walls and permeable paving.
- m. Re-study entry radius, reduce as possible.
- n. Bring landscaping plan.

12. 05BAR-00000-00189 Burke/Cook New Residence Mission Canyon
05LUP-00000-00821, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline -Urban**
05CUP-00000-00042

Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **further conceptual review for a new two-story residence of approximately 2,681 square feet (2,485 net square feet) with an attached garage of approximately 504 gross square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05 & 2/24/06)

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

COMMENTS:

Public Comment Speakers:

Dennis Allen:

- The process is working, great that all homes are now 1 story. Still a lot of square footage compared to neighborhood. Would like to see the addition to the adobe scaled down maybe by 500 feet. Only 2 other houses on Orange Grove have garages. Garages on the lower homes add bulk and size.

Robert Miller:

- Roof lines look a little busy. Nice looking buildings now but still too large.

Christine Loiseaux:

- Still concerned w/ bulk and scale. Still too much square footage for less than 1 acre. Would like to see a CAV video to show how this would really work.

Mike Larson:

- A wonderful step in the right direction, though still concerned w/ bulk.

Marylee Martin:

- Agree with all other comments. Green space is very important.

Jean Yamura:

- Still think this should come down by another 1,000 square feet.

Koko Larson:

- Should try to set example for other Mission Canyon projects.

Bart Francis:

- Progress has been made. Agree w/ Dennis about garage sizes. Lot 1 garage is much more than a garage; should make the footprint smaller.

Jennifer Cushnie:

- A message from Derek Westen: We are really happy that the neighbors have been heard, but still feel that the size is not the norm for the neighborhood.

Michael Mattioli:

- Suggest that you look at this like a new project and hope you agree that this is still 30% too big.

Ginger Sledge,

- Letter: Happy to acknowledge that Burke and Cook have responded to your comments, but still concerned about square footage and footprints.

SBAR COMMENTS:

- a. Big improvement over previous plans.
- b. Size is moving in right direction: should respect neighbors' comments. Still too big.
- c. Proposed styles are good, though some awkwardness w/ roof lines.
- d. Small reductions and revisions will help.
- e. Garage size issue is valid, because of unique site characteristics. Could cut back garages on Lots 3 and 2 to a 1-car garage and carport idea.
- f. Consider making Lot 2 a 2-bedroom house.
- g. Fill in small open area on N elevation of Lot 3, and pull back on W elevation.
- h. On Lot 1, the study/ TV room pushes the house out; more should be dug in for a smaller footprint. No problem w/ basement area.
- i. Siding colors could be darker. Will need to see actual material samples.
- j. The topography and landscape is the beauty of the site. Minimize grass areas. Use native, flowing landscaping, avoid linear hedges. Could add some oaks.
- k. Retaining wall for Lot 3 should be very rustic.
- l. Use sandstone walls and permeable paving.
- m. Re-study entry radius, reduce as possible.
- n. Bring landscaping plan.

13. 05BAR-00000-00190 Burke New Residence Mission Canyon
05LUP-00000-00822, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
05CUP-00000-00041

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **further conceptual review for new two-story residence of 3,526 gross square feet and basement garage and hobby room of approximately 1,000 gross square feet.** No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05 & 2/24/06)

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

COMMENTS:

Public Comment Speakers:

Dennis Allen:

- **The process is working, great that all homes are now 1 story. Still a lot of square footage compared to neighborhood. Would like to see the addition to the adobe scaled down maybe by 500 feet. Only 2 other houses on Orange Grove have garages. Garages on the lower homes add bulk and size.**

Robert Miller:

- **Roof lines look a little busy. Nice looking buildings now but still too large.**

Christine Loiseaux:

- **Still concerned w/ bulk and scale. Still too much square footage for less than 1 acre. Would like to see a CAV video to show how this would really work.**

Mike Larson:

- **A wonderful step in the right direction, though still concerned w/ bulk.**

Marylee Martin:

- **Agree with all other comments. Green space is very important.**

Jean Yamura:

- **Still think this should come down by another 1,000 square feet.**

Koko Larson:

- **Should try to set example for other Mission Canyon projects.**

Bart Francis:

- **Progress has been made. Agree w/ Dennis about garage sizes. Lot 1 garage is much more than a garage; should make the footprint smaller.**

Jennifer Cushnie:

- **A message from Derek Westen: We are really happy that the neighbors have been heard, but still feel that the size is not the norm for the neighborhood.**

Michael Mattioli:

- **Suggest that you look at this like a new project and hope you agree that this is still 30% too big.**

Ginger Sledge,

- **Letter: Happy to acknowledge that Burke and Cook have responded to your comments, but still concerned about square footage and footprints.**

SBAR COMMENTS:

- Big improvement over previous plans.**
- Size is moving in right direction: should respect neighbors' comments. Still too big.**
- Proposed styles are good, though some awkwardness w/ roof lines.**
- Small reductions and revisions will help.**

- e. **Garage size issue is valid, because of unique site characteristics. Could cut back garages on Lots 3 and 2 to a 1-car garage and carport idea.**
- f. **Consider making Lot 2 a 2-bedroom house.**
- g. **Fill in small open area on N elevation of Lot 3, and pull back on W elevation.**
- h. **On Lot 1, the study/ TV room pushes the house out; more should be dug in for a smaller footprint. No problem w/ basement area.**
- i. **Siding colors could be darker. Will need to see actual material samples.**
- j. **The topography and landscape is the beauty of the site. Minimize grass areas. Use native, flowing landscaping, avoid linear hedges. Could add some oaks.**
- k. **Retaining wall for Lot 3 should be very rustic.**
- l. **Use sandstone walls and permeable paving.**
- m. **Re-study entry radius, reduce as possible.**
- n. **Bring landscaping plan.**

Toro Canyon/Summerland/Carpinteria Areas

14. **05BAR-00000-00260 Capone New Guest House and Tennis Court Toro Canyon**
06CDH-00000-00006 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Rural

Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 05BAR-00000-00260 for **conceptual review of a new guest house of approximately 800 square feet, and tennis court addition of approximately 6,982 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 6,978 square feet and attached garage of approximately 978 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 330 cubic yards of fill. The property is a 23.84 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-030-030, located at **574 Freehaven Drive** 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:

- a. **The fence should be wood structure w/ shade cloth.**
- b. **Fencing could step down near the pergola.**
- c. **Use non-reflective glass for the glass rail.**
- d. **Plant the same trees as in the orchard, to make it blend from offsite.**
- e. **Put the edge of the existing avocado orchard on the site plan.**
- f. **Return for prelim/ final on consent w/ fence details.**

15. **06BAR-00000-00052 Gardner Demolition/New Residence Toro Canyon**
(No Assigned Planner) Jurisdiction: Ridgeline - Urban

Request of Barton Myers Associates, Inc, architect for the owners, Dorothy and John Gardner, to consider Case No. 06BAR-00000-00052 for **conceptual review of a new residence of approximately 3,547 square feet and garage with recreation room of approximately 1,088 square feet.** The following structures currently exist on the parcel: a residence and two car carport of approximately 1,466 square feet to be demolished. The proposed project will require approximately 130 cubic yards of cut and approximately 440 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-010, located at **770 Ladera Lane** in the Toro 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:

- **Landscape materials are great, but consider if street side site design should be looser.**
- **Dried laid stone instead of cut stone for gravity walls would be more rustic.**

- 16. 05BAR-00000-00288 Moss New Garage Toro Canyon**
05LUP-00000-01244 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Martha Gray, architect for the owners, Stuart and Sandy Moss, to consider Case No. 05BAR-00000-00288 for preliminary approval of a new garage of approximately 1,224 square feet with approximately 843 square feet of additional space. The following structures currently exist on the parcel: a residence of approximately 2,350 square feet. The proposed project will require approximately 340 cubic yards of cut and no fill. The property is a 5.02 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-010-064, located at 1038 Ladera Lane in the Toro Canyon area, First Supervisorial District. (Continued from 12/02/05)
ACTION: Donaldson moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Ferguson-Ettinger and Froscher absent) to grant preliminary approval of 05BAR-00000-00288. The following comments were made by the Board of Architectural Review members present for this project:
COMMENTS:
 - Color still needs to be darker.
 - Motion: preliminary approval
- 17. 05BAR-00000-00200 Gabbert New Residence, Guest House and Cabana Toro Canyon**
05LUP-00000-01065 (Peter Lawson, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Dave Mendro of Neumann Mendro Andrulaitis architect, for the owners, John and Martha Gabbert, to consider Case No. 05BAR-00000-00200 for **final approval of a new residence of approximately 5,185 square feet, guest house of approximately 800 square feet, cabana of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,200 cubic yards of cut and fill. The property is a 42.68 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-150-021, located at **568 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 8/19/05 & 1/27/06)
ACTION: Donaldson moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Ferguson-Ettinger and Froscher absent) to grant final approval of 05BAR-00000-00200. The following comment was made by the Board of Architectural Review members present for this project:
COMMENT:
 - Very nice. Looks great.
- 18. 05BAR-00000-00160 Souza Residence Addition and Guest House Remodel Toro Canyon**
05LUP-00000-01130 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline -Urban**
Request of Tom Ochsner, architect for the owners, John and Gretchen Souza, to consider Case No. 05BAR-00000-00160 for **further final approval the guest house remodel of approximately 486 gross square feet.** The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 7/15/05 & 12/16/05 & 02/24/06)
ACTION: J. Roberts moved, seconded by Donaldson and carried by a vote of 4 to 0 (Ferguson-Ettinger and Froscher absent) to grant further final approval of 05BAR-00000-00160.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Robin Donaldson moved, seconded by Kathryn Dole, and carried by a vote of 4 to 0 (Pamela Ferguson-Ettinger and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 21, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:10 P.M.