



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 8, 2005

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	Co-Vice Chair	Engineering Building, Room 17
James King	Co-Vice Chair	123 East Anapamu Street
Bethany Clough		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Valerie Froscher		
Greg Ravatt		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	BAR Secretary	
Peter Imhof	Planner III	

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the 1st Chair, Kathryn Dole, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Kathryn Dole	1st. Vice Chair
James King	2 nd Vice Chair
Bethany Clough	
Greg Ravatt	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson, Pamela Ferguson-Ettinger, Valerie Froscher and Chris Roberts.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Clough moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to:

- Continue Height Calculation Methodology Discussion to April 15, 2005
- Continue Item # 17 McMenammin Residence Addition/Remodel to the BAR meeting of April 15, 2005 at the request of the applicant.

III. MINUTES:

Kris Miller-Fisher moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to amend the Approved Minutes of March 11, 2005.

Kris Miller-Fisher moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to approve the Minutes of March 18, 2005.

IV. CONSENT AGENDA:

- C-1. 03BAR-00000-00321 Shevin-Warmuth New Residence Gaviota**
02CDH-00000-00008 (Adrienne Domas, Planner) Ridgeline: Rural
Request of Shevin-Warmuth, owner, to consider Case No. 03BAR-00000-00321 for **final approval on consent of a new residence of approximately 2,432 square feet and garage of approximately 893 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 661.5 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 107 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-680-003, located at **Parcel 52-Agujas Canyon, Hollister Ranch** in the Gaviota area, Third Supervisorial District. (Continued from 11/21/03 & 3/18/05)
- ACTION: Clough moved, seconded by Miller Fisher and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant final approval of consent of 03BAR-00000-00321.**

- C-2. 05BAR-00000-00037 C-4 Vandenberg Village Center Signs Vandenberg Village**
04OSP-00000-00001 (Florence Trotter, Planner) Ridgeline: N/A/Urban/Rural
Request of Greg Beebe and Jerry Schmidt, agents for the owner, C-Four VV Center, LLC, to consider Case No. 05BAR-00000-00037 for **preliminary/final on consent of one monument sign of approximately 56 square feet and individual tenant signs which will not exceed 1/8 of the area of the façade of the first floor of the building corresponding to the lease area that faces a single street frontage.** The following structures currently exist on the parcel: a commercial/retail building of approximately 21,363 square feet. The property is a 4.8 acre parcel zoned SC and shown as Assessor's Parcel Number 097-371-044, located at **3734 Constellation** in the Vandenberg Village area, Third Supervisorial District. (Continued from 3/11/05)
- ACTION: Clough moved, seconded by Miller Fisher and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant final approval of consent of 05BAR-00000-00037. The following condition was made by the Board of Architectural Review members present for this project:**

CONDITION:

- Stucco color (sign itself) should be slightly darker than surrounding stucco.

- C-3. 04BAR-00000-00210 Hubbard and Stauffer Residential Remodel/Addition Buellton**
04LUP-00000-00849 (Megan Lowery, Planner) Ridgeline: Rural
Request of Douglas Jernberg, agent for the owners, Rick Hubbard and Judi Stauffer, to consider Case No. 04BAR-00000-00210 for **preliminary/final approval on consent of an addition of approximately 1,722 square feet to an existing residence.** The following structures currently exist on the parcel: a residence and garage of approximately 2,966 square feet, barn of approximately 1,200 square feet and a barn of approximately 1,850 square feet. The proposed project will require approximately 42 cubic yards of cut and no fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-043-037, located at **1610 Cougar Ridge Road** in the Buellton area, Third Supervisorial District. (Continued from 9/10/04 & 10/29/04 & 1/14/05 & 2/11/05)
- ACTION: Clough moved, seconded by Miller Fisher and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant final approval of consent of 04BAR-00000-00210**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE:

- **HEIGHT CALCULATION METHODOLOGY DISCUSSION** *Continued to the April 15, 2005 BAR Meeting.*

- **AB 2473 (GOV. C. SECTION 65850.5(b))** limits permit review of solar panels to nondiscretionary permits by the building official. Solar panels are exempt from discretionary review by BAR.
- **County Counsel** has clarified that conflict of interest laws require all decision makers, including BAR members, with a conflict of interest not only to disqualify themselves, but also physically to leave the hearing room during the hearing of the item giving rise to the conflict.
- **Dev Rev South Deputy Director Jackie Campbell** has announced her resignation after 16 years of service to the County in order to assume the post of Director of Community Development at City of Carpinteria.
- **CAO's Office (Ron Cortez)** will be presenting information to the Board of Supervisors at an upcoming hearing on process improvement options, including possible changes to BAR. More details to follow.
- **Jim King** has prepared sketch diagrams illustrating issues presented by the proposed new height guidelines. We will discuss at follow-up BAR meeting presentation by Noel Langle.

VII. STANDARD AGENDA:

1. **03BAR-00000-00153** **Miller New Residence** **Mission Canyon**
04LUP-00000-00278 (Robert Dostalek, Planner) Ridgeline: Urban

Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual review of a new residence of approximately 9,570 square feet, garage of approximately 1,533 square feet and basement of approximately 1,935 square feet. The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet.** The proposed project will require approximately 3,610 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03 & 9/19/03 & 12/17/04, Site Visit 1/13/05 & 1/14/05)

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

COMMENTS:

- a. Overall concept looks good. Overall massing much improved.**
- b. South elevation projecting façade from living room is too blocky and needs further study.**
- c. Floor plan has pleasing, asymmetrical quirkiness. However, building elevations are too rational and overly formal. Restudy and attempt to introduce similar "quirkiness" to elevations.**
- d. Is cupola over entry hall necessary?**
- e. Restudy mixture of hip and gable roofs to make sure that all roof forms work together harmoniously.**
- f. Very effective presentation drawings.**
- g. Return for preliminary.**

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

2. **05BAR-00000-00034 Cisneros Two Monument Signs and Additions Santa Maria**
(Lilly Okamura, Planner) Ridgeline: N/A

Request of Gil Rodriguez, agent for the owner, Juan Cisneros, to consider Case No. 05BAR-00000-00034 for **conceptual review of two monument signs of approximately 30 square feet each, a cooler addition of approximately 13,650 square feet, box storage warehouse of approximately 24,000 square feet and shade canopy of approximately 7,000 square feet.** The following structures currently exist on the parcel: a produce cooling facility of approximately 20,000 square feet. The proposed project will not require grading. The property is a 21 acre parcel zoned AG and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road** in the Santa Maria area, Fifth Supervisorial District.

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

COMMENTS:

- a. **Landscaping along Telephone Road elevation is very important to screen blank wall. Screening must be enhanced. Revise landscape plan to beef up screening.**
- b. **Using avocados as screening is acceptable. Build on avocados as theme for landscaping. Stay with agricultural theme.**
- c. **Bring photos of surrounding areas, elevations of warehouse.**
- d. **Color and font of signs and their locations must be shown on plans.**
- e. **Verify fire access and show on plans.**

3. **05BAR-00000-00049 Will New Commercial Remodel Orcutt**
(Lilly Okamura, Planner) Ridgeline: N/A

Request of Tom B. Martinez, architect for the owner, John Will, to consider Case No. 05BAR-00000-00049 for **conceptual review of an interior and exterior remodel of a newly established commercial structure of approximately 1,456 square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 1,456 square feet and second commercial structure of approximately 2,154 square feet. The proposed project will not require grading. The property is a 1.25 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-121-001, located at **the 200 block of South Broadway** in the Orcutt area, Fourth 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. **Wheelchair access at street front on Broadway is awkward. Restudy. Consider options for moving ramp against building and integrating an architectural railing.**
- b. **Re-look at canopy detail on front of building. (Element will not work as depicted.)**
- c. **Reconsider window frame material (painted fiberglass or steel) so that windows integrate well into industrial look and steel siding of building. Vinyl-clad windows are not favored for this application.**
- d. **Existing roofing material has wonderful, weathered patina. Is it possible to re-use old roofing material? (Applicant: no.) If not, choose material that will maintain feeling of older building.**
- e. **Brick would work better than block wall in patio area.**
- f. **Study roof ventilation, including option of more clerestory windows along length of ridge dormer.**
- g. **Consider razor sign perpendicular to the building with lighting.**
- h. **A landscape plan is required.**

4. **04BAR-00000-00179** **Voss New Residence** **Santa Ynez**
04LUP-00000-00727 (Nicole Losch, Planner) Ridgeline: Rural
Request of Steve Harrel, architect for the owners, Mitch and Suzanne Voss, to consider Case No. 04BAR-00000-00180 for **final approval of a new residence of approximately 4,286 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 4,200 cubic yards of cut and fill. The property is an 18.7 acre parcel zoned AG-1-5-D and shown as Assessor's Parcel Number 135-031-031, located at **2850 Avenida Caballo** in the Santa Ynez area, Third Supervisorial District. (Continued from 9/10/04 & 12/03/04)
- ACTION: Ravatt moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant final approval of 04BAR-00000-00179.**
5. **05BAR-00000-00054** **Benson Two New Signs** **Los Olivos**
05SSC-00000-00004 (No Planner Assigned) Ridgeline: N/A
Request of Tish Betranena, agent/architect for the owners, Ronald Benson, to consider Case No. 03BAR-00000-00054 for **conceptual review a new sign for Carina Cellar of approximately 9.8 square feet and a new sign for Tensley of approximately 6.5 square feet.** The following structures currently exist on the parcel: a structure of approximately 1,058 square feet. The proposed project will not require grading. The property is a 5,663 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 135-092-005, located at **2900 Grand Avenue** in the Los Olivos area, Third Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval on consent. No additional comments were made by the Board of Architectural Review members present for this project.**
6. **05BAR-00000-00048** **Village New Veterinary Clinic** **Lompoc**
05CUP-00000-00004 (Nicole Losch, Planner) Ridgeline: N/A
Request of Mark R. Hafen, architect for the owner, Verne Thacker, to consider Case No. 05BAR-00000-00048 for **conceptual review of a new veterinary clinic of approximately 7,380 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 30,512 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-001, located at **3883 Constellation** in the Lompoc area, Fourth Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Is so much parking required? Eliminate some parking, if permissible.
 - b. As shown on plan, trash enclosure would be visible from Burton Mesa. Re-orient so not visible.
 - c. Bring more photos of site when project returns.
 - d. Landscaping: connect massing of plants. Add more landscaping. Use larger massing, longer sweeps. Showed drainage swale, show how landscape planting is integrated.
 - e. Work swale, oak trees into landscape design. Give swale a dry creek bed look. Give landscape a natural look.
 - f. Elevations are plain and could be made more interesting. Building style is not clearly defined. Varying roof profiles are confusing.
 - g. Building materials should consistently reflect applicant's desired "New England" architectural style. Consider board and batten siding? Use durable, low-maintenance materials for exterior that will withstand animal use.
 - h. Restudy intersection of north and west elevations.

7. **05BAR-00000-00065** **Oak Hills 21 Unit Subdivision** **Lompoc**
TM 14,392 (Adam Baughman, Planner) Ridgeline: Urban
Request of Gordon Bell, agent for the applicants, Oak Hill Associates, to consider Case No. 05BAR-00000-00065 (Formally known as 98-BAR-363) for **revised conceptual review of a 2,200 to 2,600 square foot 21 unit residential development**. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16.87 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 097-371-010, located on Oak Hill Drive in the Vandenberg Village area, Third Supervisorial District. (Continued from 11/06/98, 12/04/98 & 1/08/99)
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Note: Applicant Presentation: Resubmitted project differs considerably from prior proposed project. Prior proposal was for 29 units.*
- BAR Comments:**
- a. Home siting does not successfully relax into existing topography. Flat integrated pads are forced onto sloped site. The rendered elevation captures a look and feel that is not reflected in site plan.
 - b. Grading (fill) is excessive. Stepped house design following with natural grade would be preferable to flat, steel pads, especially on south side. Multi-level house may be necessary to achieve this result on sloped portions of site. Show transition from sloped area to graded plan. Building elevations do not have character of houses shown in scroll elevation. Strive to capture understated character of scroll elevation. Walled patio look, with enclosed stucco decks as depicted on elevation scroll, works better than exposed, elevated wooden decks.
 - c. Building siting along street front should be staggered, not aligned in a row along internal road.
 - d. All front-facing garage doors are not desirable. Consider use of shared driveways.
 - e. Eliminating boundary fencing would cause development to integrate better into Burton Mesa site.
 - f. Cluster replacement oaks to extent permissible and consistent with Fire Department requirements. (Note that Los Angeles Getty Museum used 12 .5 feet for spacing for oaks, not wider.)
8. **05BAR-00000-00067** **Lear Land Company Mixed Use Building** **Los Alamos**
03DVP-00000-00003 (Anne Coates, Planner) Ridgeline: N/A
Request of Jim Reed, architect for the owner, Lear Land Company, to consider Case No. 05BAR-00000-00067 for **conceptual review of a mixed use building of approximately 23,000 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 172 cubic yards of cut and approximately 2,132 cubic yards of fill. The property is a 36,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 101-260-006, 007, located at **the corner of Bell and Main Street** in the Los Alamos area, Third Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Project looks "stuffed" onto site. Every square inch is used. Building may be too big for site -- too much square footage for site to accommodate. No green space included for tenants.
 - b. Project reads as one big building. Consider breaking up massing by adding upper story corridors. Possibly include uncovered, landscaped walkways to central courtyard?

- c. **Elevation is fun. Overall concept is good. Slightly richer colors would be better. Deep red or black trim would give punch.**
- d. **Make concrete sidewalk paving along Bell Street the color of decomposed granite. DG could be placed on top of concrete (if concrete is required by Caltrans).**
- e. **Signs: making signs, unique, perpendicular to wall face might be interesting.**
- f. **Fiberglass windows are preferable to vinyl.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

9. **04BAR-00000-00331 Wyatt Residence Addition and New Garage Santa Barbara**
05LUP-00000-00023 (Amy Trester, Planner) Ridgeline: Urban

Request of James Bell, architect for the owner, Su Wyatt, to consider Case No. 04BAR-00000-00331 for **preliminary/final approval of a residence addition of approximately 390 square feet and new garage of approximately 460 square feet.** The following structures currently exist on the parcel: a residence of approximately 836 square feet. The proposed project will require approximately 43 cubic yards of cut and no fill. The property is a 7,390 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-163-024, located at **884 Cheltenham Road** in the Santa Barbara area, First Supervisorial District. (Continued from 2/11/05)

ACTION: Ravatt moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant final approval of 04BAR-00000-00331. The following comments were made by the Board of Architectural Review member present for this project:

COMMENTS:

- a. **Consider using carriage garage door.**
- b. **Final approval.**

10. **04BAR-00000-00289 Abbey and Blau Residence Addition and New Garage Mission Canyon**
04LUP-00000-01265 (Lisa Martin, Planner) Ridgeline: Urban

Request of Marc Phillips, architect for the owners, Craig Abby and Shelly Blau, to consider Case No. 04BAR-00000-00289 for **preliminary/final approval of a residence addition of approximately 383 square feet and garage of approximately 484 square feet.** The following structures currently exist on the parcel: a residence of approximately 630 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a .47 acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-180-070, located at **986 Tornoe Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/19/04)

ACTION: Miller-Fisher moved, seconded by Ravatt and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant final approval of 04BAR-00000-00289 with colors to match existing.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

11. **04BAR-00000-00261 Betzholtz Residence Addition Goleta**
05LUP-00000-00175 (Amy Trester, Planner) Ridgeline: Urban

Request of Patrick McElearney, agent for the owner, Anders Betzholtz, to consider Case No. 04BAR-00000-00261 for **preliminary/final approval of a residential addition of approximately 459 square feet consisting of a master bedroom and new entry.** The following structures currently exist on the parcel: a residence of approximately 1,280 square feet. The proposed project will not require grading. The property is an 8,450 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-231-013, located at **238 Sherwood Drive** in the Goleta area, Second Supervisorial District. (Continued from 11/05/04)

ACTION: Miller-Fisher moved, seconded by Ravatt and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant final approval of 04BAR-00000-00261. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Some kind of permanent landscape feature (a small tree or shrub) is required at corner of house separating parking area.**
- b. **Colors are to match existing.**
- c. **Final approval.**

Toro Canyon/Summerland/Carpinteria Areas

12. **04BAR-00000-00059** **Swords New Residence** **Carpinteria**
04CDP-00000-00025 (Lisa Martin, Planner) Ridgeline: Rural
Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for **preliminary approval of a new residence of approximately 3,500 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at **7025 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/02/04)
- ACTION: Miller-Fisher moved, seconded by Clough and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant preliminary approval of 04BAR-00000-00059. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Return for final review full board with revise landscape plan, material board, architectural details.**
 - b. **Preliminary approval granted.**
13. **05BAR-00000-00051** **Widdoes New Guest House** **Carpinteria**
05CDP-00000-00015 (Adrienne Domas, Planner) Ridgeline: Rural
Request of Thomas Hashbarger, architect for the owners, Jamie and Brooks Widdoes, to consider Case No. 05BAR-00000-00051 for **conceptual review of a new guest house of approximately 800 square feet, patio and spa**. The following structures currently exist on the parcel: a residence of approximately 2,089 square feet. The proposed project will require approximately 250 cubic yards of cut and fill. The property is a 11.98 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-200-070, located at **7000 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Lovely project.**
 - b. **Return for preliminary/final review full board.**
14. **05BAR-00000-00062** **Largay Residence Remodel** **Carpinteria**
05CDH-00000-0004 (Holly Bradbury, Planner) Ridgeline: N/A
Request of Mary Andrulaitis, architect for the owner, Dorothy Largay, to consider Case No. 05BAR-00000-00062 for **conceptual review/preliminary/final approval of a residence interior remodel of 5 new skylights and the cutting of back of three north facing roof beams**. The following structures currently exist on the parcel: a residence of approximately 2,840 square feet and an attached garage of approximately 578 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 004-098-005, located at **625 Sand Point Road** in the Carpinteria area, First Supervisorial District.
- ACTION: King moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to grant final approval of 05BAR-00000-00062.**
15. **05BAR-00000-00046** **Wilson Residence Addition and New Carport** **Toro Canyon**

05LUP-00000-00214 (Amy Trester, Planner) Ridgeline: N/A
Request of Peter Becker, architect for the owners, Frank M. and Debbie Wilson, to consider Case No. 05BAR-00000-00046 for **conceptual review of a residence addition of approximately 198 square feet and new carport of approximately 190 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,776 square feet and guest house of approximately 445 square feet and workshop of approximately 432 square feet. The proposed project will not require grading. The property is a 1.45 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-060, located at **2929 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

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

**16. 05BAR-00000-00053
Hot Springs Investment Inc. Residence Additions and Remodel Toro Canyon**

05LUP-00000-00249 (Holly Bradbury, Planner) Ridgeline: Rural
Request of Harrison Design Associates ,architect for the owners, Hot Springs Investment Inc., to consider Case No. 05BAR-00000-00053 for **conceptual review of a residence addition of approximately 1,319 square feet, new guest house of approximately 793 square feet and two new trellises.** The following structures currently exist on the parcel: a residence of approximately 5,661 square feet, detached garage/study of approximately 994 square feet, guest house of approximately 645 square feet and barn of approximately 192 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 7.31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-110-010, located at **3007 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

Public Comment:

Letter from Dan Wright, neighbor, supporting project, 3/29/05.

BAR Comments:

- a. **Round dormer vents not appropriate, revise roof vents.**
- b. **Return for preliminary/final on consent with planner memo.**

17. 04BAR-00000-00311 McMenamain Residence Addition and Remodel Toro Canyon

04CDP-00000-00140 (Holly Bradbury, Planner) Ridgeline: Rural
Request of Susan Sherwin, agent for the owner, Rory McMenamain, to consider Case No. 04BAR-00000-00311 for **further conceptual review of a residence addition and remodel of approximately 1,470 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately 68 cubic yards of cut and approximately 76 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05 & 2/25/05)

ACTION: Clough moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger, Froscher and Roberts absent) to continue 04BAR-00000-00311 to the meeting of April 15, 2005 at the request of the applicant.

18. 03BAR-00000-00270 Fink New Residence Summerland

03CDH-00000-00024 (Eric Engelbart, Planner) Ridgeline: Rural
Request of Scott Rolland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for **further conceptual review of a new residence of approximately 8,000 square feet, garage of approximately 750 square feet, guest house of approximately 800 square feet and cabana of approximately 765 square feet and a bridge.** No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and 2000 cubic yards of fill. The property is a 3.02 acre parcel shown as Assessor's Parcel Number 005-260-014, located at 2773 Padaro Lane in the Summerland area, First Supervisorial District. (Continued from 10/17/03 & 11/19/04)

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

COMMENTS:

Applicant: proposed house has been reduced to 7,000 square feet.

Public Comments:

Reeve Woolpert: Other houses in area are far less visible. Bridge is most serious concern. Drainpipe is very visible and will be scar on bluff face. Guesthouse will be visible from trail and should be smaller, closer to house. Massing of house should match contour of land. Setting house lower into site would be preferable. Not fair to bring in plans for over-large house, then claim victory, when square footage is reduced marginally. Unique site, important to Summerland.

Jeffrey O'Neil, Summerland Board:

Bridge can be eliminated, crossing kept at grade level. Drainpipe is main concern. Should be concealed. Mass/bulk/scale of project is still too big.

Tom Evans:

Concurs with planner memo. Size must be further reduced. Drainpipe should go to creek. Guesthouse should move closer to main house. Two-story houses in Summerland are not typical. Two-story designs are an exception. Project will be visible as bluff erodes. VIS S-7, Summerland Community Plan Policy requires minimization of visual impacts.

BAR Comments:

- a. Revised design for house is still too large. Apparent mass is real issue. Significant reduction of building floor area could make massing acceptable.
- b. Two-story element visible through bluff notch will not be approvable.
- c. Pitched roof forms should not present gable ends to beach. This roof orientation increases apparent mass of structure. Look at different materials.
- d. Stone material for lower story is beautiful. Plaster upper story finish would make house appear less bulky.
- e. Can connecting areas between gable forms be left uncovered, one-story (made into bridges?). This change would help massing.
- f. Consider horizontal boring to address drainage. Pipe down bluff face terribly unattractive, is not acceptable.
- g. BAR will delay comments on bridge until issues with design of house have been resolved.
- h. BAR appreciates effort of applicant/architect to work with BAR to address issues, approves of the character and quality of the architecture, just not massiveness of project for site.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by Kris Miller-Fisher, and carried by a vote of 5 to 0 (Robin Donaldson, Pamela Ferguson-Ettinger, Valerie Froscher and Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 15, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:15 P.M.