



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of April 11, 2008**

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:03 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts	Chair
Jeremy Roberts	Vice Chair
Martha Gray	
Laurie Romano	
Will Rivera	
Glen Morris	
Steve Willson	
David Villalobos /Anita Hodosy	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: *None.*

II. AGENDA STATUS REPORT: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to:

- Continue Item C-1. 06BAR-00000-000176 Nguyen New Residence to the meeting of April 25, 2008 meeting at the request of the applicant.
- Drop Item C-10. Rowe Residence Addition/New Garage from the agenda at the request of applicant.
- Continue Item 11. 08BAR-00000-00049 Westerly Orchids Packing House Addition to the May 28, 2008 meeting at the request of the applicant.
- Continue Item 14, 06BAR-00000-00287 Gilberg Residence Addition to the May 28, 2008 meeting at the request of the applicant.

III. MINUTES: Gray moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Rivera absent, Romano and Morris abstain) to approve the SBAR Minutes of March 28, 2008.

IV. CONSENT AGENDA:

- C-1. 06BAR-00000-00176 Nguyen New Residence Summerland**
06CDP-00000-00078 (Holly Bradbury, Planner) Jurisdiction: Summerland
Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **final approval on consent of a new residence of approximately 2,200 square feet, basement of approximately 491 square feet, and garage of approximately 496 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 451 cubic yards of cut and approximately 397 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, 9/7/07, 9/21/07, 11/02/07,12/14/07, 3/14/08 & 3/28/08)
ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to continue 06BAR-00000-00176 to the meeting of April 25, 2008 at the request of the applicant. See Agenda Status Report.
- C-2. 07BAR-00000-00334 Marmo New Single Family Dwelling Santa Barbara**
07ZCI-00000-00121 (Jim Heaton, Planner) Jurisdiction: Goleta
Request of Murray Duncan, architect for the owners, Chris and Trish Marmo, to consider Case No. 07BAR-00000-00334 for **final approval on consent of a new residence of approximately 3,998 square feet with an attached garage of approximately 910 square feet, a cellar of approximately 94 square feet and pool/spa of approximately 685 square feet.** The lot is currently vacant. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 26,743 square foot parcel zoned D-R-1 and shown as Assessor's Parcel Number 059-460-016, located at **1270 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08 & 3/14/08 & 3/28/08)
ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant final approval on consent of 07BAR-00000-00334.
- C-3. 07BAR-00000-00326 Condon Residence Addition/Remodel Santa Barbra**
07CDH-00000-00043 (Eric Gage, Planner) Jurisdiction: Goleta
Request of Chris Belanger, architect for the owner, Thomas Condon, to consider Case No. 07BAR-00000-00326 for **final approval on consent of the demolition of an existing 475 square foot garage, and an addition of approximately 1,844 square feet for a new garage, guest room, bathrooms and other additions to an existing residence of approximately 2,060 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,060 square feet with attached garage of approximately 475 square feet, and two sheds of approximately 95 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The removal of a 10-inch Albiza tree, a 12-inch grapefruit tee and a 10-inch plum tree is proposed. The property is a 28,945 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-290-029, located at **1257 Orchid Drive** in the Santa Barbra area, Second Supervisorial District. (Continued from 1/18/08, 3/14/08 & 3/28/08)
ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant final approval on consent of 07BAR-00000-00326.
- C-4. 07BAR-00000-00315 T-Mobile @ Magnolia Center Santa Barbara**
06DVP-00000-00002 (Heather Imgrund, Planner) Jurisdiction: Design Control Overlay
Request of Amy Pena, agent for the applicant, T-Mobile, to consider Case No. 07BAR-00000-00315 for **preliminary/final approval on consent of a telecommunications facility disguised in a new roof parapet of approximately 291 square feet and equipment cabinet enclosure of approximately 384 square feet at the Magnolia Shopping Center.** The proposed project will require approximately 91 feet of trenching for utility and coaxial cables. The property is a 9.10 acre parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/04/08, 2/15/08 & 3/28/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/final approval on consent of 07BAR-00000-00315.

- C-5. 07BAR-00000-00130 Santa Barbara Foothills LLC 5 Unit Condominium Santa Barbara**
08ZCI-00000-00010 (Mark Walter, Planner) Jurisdiction: County
Request of Tom Ochsner, architect for the owner, Santa Barbara Foothills LLC, to consider Case No. 07BAR-00000-00130 for **final approval on consent of a 5 unit condominium (2 duplex of approximately 3,000 square feet and 1 unit of approximately 1,500 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 805 cubic yards of cut and fill. The property is a 1.52 acre parcel zoned PRD-5 and shown as Assessor's Parcel Number (new parcel/no APN), located at **Lot 16 site located at Highway 154 and north end of Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/11/07, 2/01/08 & 3/28/08)

ACTION: Morris moved, seconded by Gray and carried by a vote of 7 to 0 to drop 07BAR-00000-00130 from the agenda.

- C-6. 08BAR-00000-00031 Ian's Tire Signs Santa Barbara**
08SCC-00000-00003 (Brian Banks, Planner) Jurisdiction: Signs/Goleta
Request of Tom Carr, Dave's Signs, agent for the owner, Massoud Entezari, to consider Case No. 08BAR-00000-00031 for **preliminary/final approval on consent of two signs each of approximately 12 square feet.** The following structures currently exist on the parcel: two commercial structures of approximately 2,400 square feet. The proposed project will not require grading. The property is a .55 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-093-005, located at **4299 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/ final approval on consent of 08BAR-00000-00031.

- C-7. 08BAR-00000-00003 Buchanan Single Family Dwelling Additions Santa Barbara**
08LUP-00000-00006 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban
Request of Greg Rech, architect for the owners, Tom and Peggy Buchanan, to consider Case No. 08BAR-00000-00003 for **preliminary/final on consent of a residential second story addition of approximately 662 square feet and addition of two-car garage/workshop of approximately 925 to existing garage.** The following structures currently exist on the parcel: residence of approximately 2,528 square feet and guesthouse of approximately 587 square feet. The proposed project will require approximately 36 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 53,781 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-016, located at **3520 La Entrada** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08 & 3/28/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/ final approval on consent of 08BAR-00000-00003.

- C-8. 07BAR-00000-00349 Stevens Single Family Dwelling Additions Santa Barbara**
07LUP-00000-00891 (Lisa Martin, Planner) Jurisdiction: Goleta
Request of Don Swann, agent for the owners, Spencer and Jamie Stevens, to consider Case No. 07BAR-00000-00349 for **final approval on consent of an additions totaling approximately 418 square feet to the existing residence, a complete interior and exterior remodel, and new driveway and front courtyard area.** The following structures currently exist on the parcel: residence of approximately 1,538 square feet with an attached garage of approximately 452 square feet. The proposed project will not require grading. The property is a 7,758 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-441-004, located at **5373 Paseo Cameo** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08 & 3/28/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant final approval on consent of 07BAR-00000-00349.

C-9. 08BAR-00000-00035 Richards Garage Conversion Santa Barbara
08LUP-00000-00071 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Patrick Pouler, architect for the owner, Dick Richards, to consider Case No. 08BAR-00000-00035 for **preliminary/final approval on consent of a garage conversion to a family room of approximately 410 square feet.** The following structures currently exist on the parcel: a residence with attached garage of approximately 1,730 square feet. The proposed project will not require grading. The property is a .38 square foot parcel zoned 15-R-1and shown as Assessor's Parcel Number 055-040-004, located at **4095 Cerrito Lane** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/final approval on consent of 08BAR-00000-00035.

C-10. 07BAR-00000-00276 Rowe Residence Addition and New Garage Santa Barbara
07LUP-00000-00861 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Greg Rech, architect for the owners, John and Ruth Rowe, to consider Case No. 07BAR-00000-00276 for **final approval on consent of a first floor residence addition of approximately 424 square feet and an addition to existing basement of 317 square feet to enlarge the mechanical room, demolition of the existing 456 square feet detached garage and construction of a new garage/workshop and storage of approximately 1,275 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,187 square feet and garage of approximately 456 square feet. The proposed project will require approximately no cubic yards of cut and approximately 45 cubic yards of fill. The property is a .57 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-690-011, located at **613 Corte Bella** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07, 2/15/08 & 3/28/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to drop 07BAR-00000-00276 from the agenda at the request of the applicant. See Agenda Status Report.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: Dianne Black discussed the Department's prospective administrative policy of requiring SBAR plan sets the Monday prior to the Friday hearing in order for a project to be heard. (Similar submittal deadlines for NBAR, CBAR and MBAR.) The administrative practice will be enforced beginning in June after a full noticing of the change to the development community.

VII. STANDARD AGENDA:

1. Discussion Item Mission Canyon Community Plan Briefing Mission Canyon
(David Lackie, Planner)

Request of the Office of Long Range Planning, for a discussion and briefing of the Mission Canyon Community Plan to the South County Board of Architectural Review (SBAR).

Project was a discussion item only, no action was taken. Applicant to return for further discussion on the meeting of April 25, 2008. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Re., scenic design corridor: consider requiring that original stone walls be preserved and restored in their historical character specifically to allow improvements while retaining the historical value.**
- b. **Consider regulating the heights of hedges in front of historical walls in order to maintain public views into historical corridor elements.**
- c. **Exempt walls at 3.5 feet and gates at 4 feet.**
- d. **Concern about construction on hillsides, where our height calculation methodology forces cutting into hillsides, given our policies that require minimization of grading.**
- e. **Consider prohibiting s-tiles throughout the Mission Canyon area.**
- f. **Return again having first emailed docs to BAR members for review and comment.**

Isla Vista/Goleta

2. **08BAR-00000-00048 Harden Garage Conversion Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Eduardo Esparza, architect for the owner, Marie L. Harden, to consider Case No. 08BAR-00000-00048 for **conceptual review of a garage conversion of approximately 420 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet and garage of approximately 420 square feet. The proposed project will not require grading. The property is a 6,550 square feet parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-503-023, located at **5186 Kaiser Avenue** 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:

- a. **Minimize paving and visibility of paving from the street.**
- b. **Show roof overhangs, any porch columns, front yard setback and utility locations on plans**
- c. **Planting in front yard will be critical to the success of this project; consider relocating driveway encroachment to allow a straight driveway into property accommodating the proposed new parking. Relocation of the encroachment point will allow for elimination of existing concrete drive in favor of landscaping.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **08BAR-00000-00050 Meller Residence Addition Mission Canyon**
(No Assigned Planner) **Jurisdiction: Mission**

Request of Brian Nelson, architect for the owner, William Meller, to consider Case No. 08BAR-00000-00050 for **conceptual review of a residence addition of approximately 1,000 square feet and new deck of approximately 1,271 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,680 square feet and shed of approximately 160 square feet. The proposed project will not require grading. The property is a 10,468 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-130-004, located at **2926 Kenmore Place** in the Santa Barbara area, First Supervisorial District.

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

COMMENTS:

- a. **Concern about site layout; possibly too close to the street. Zoning issues need to be addressed; submit for LUP. Following zoning review and any changes to plans per ordinance requirements, BAR will need a site visit with story poles to see how proposed massing and height would affect streetscape.**
- b. **Contemporary upper floor styling contrasts unacceptably with rubble wall at ground floor; restudy.**
- c. **Use nonreflective glass at deck railing or find alternative solution.**

4. 07BAR-00000-00354 Powell Single Family Dwelling Addition Mission Canyon
08LUP-00000-00064 (Brian Banks, Planner) **Jurisdiction: Mission**

Request of Harold Powell, owner, to consider Case No. 07BAR-00000-00354 for **revised conceptual/preliminary/final approval of an addition of approximately 280 square feet to habitable space, a first floor addition of approximately 52 square feet.** The following structures currently exist on the parcel: residence of approximately 1,526 square feet and carport of approximately 280 square feet. The proposed project will not require grading. The property is a 0.6 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-041, located at **2695 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/01/08)

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00354. Applicant to return for final approval. No further comments were made by the Board of Architectural Review members present for this project:

5. 07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara
07DVP-00000-00031 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for **further conceptual review of a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07 & 1/18/08)

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:

- a. **BAR appreciates applicant's response to BAR requests for information.**
- b. **Overall, consistent size and shape of footprints in conjunction with site layout continues to make the site plan overly tight; personal outdoor space seems to be lost at homes due to large size of homes on small lots; restudy to give even more space to buildings; consider eliminating one home or making some of the homes smaller to get space between homes.**
- c. **Landscaping and trees will be critical to anchor homes. Will need to plant trees up close to buildings. Equally critical will be massings of plants between homes and at edges of property. Please show existing trees on topo/grading plans; consider boxing and replanting trees proposed for removal.**
- d. **Include site walls and stairs on project plans; restudy quantity of hardscape.**
- e. **Return with information on the proposed modifications to the original Plunkett house and show how that architecture will work with the proposed new homes.**
- f. **Try to make the entry road read like an old estate.**

6. 05BAR-00000-00175 Laguna Blanca Campus Additions Hope Ranch
03DVP-00000-00018 (Mark Walter, Planner) **Jurisdiction: CUP/DVP**

Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup of Laguna Blanca School, to consider Case No. 05BAR-00000-00035 for **further conceptual review of a 4,173 square foot addition (maximum height of 16 feet) to an existing gymnasium; a new 1,728 square foot drop-off shelter (porte cochere, maximum height of 18 feet) on the south side of the gymnasium; a re-constructed and expanded 157 space parking lot of 74,905 square feet and landscaping for the new parking lot and associated areas.** The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 1,800 cubic yards of cut and fill. The property is comprised of 3 parcels totaling 16.5 acres zoned REC and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located

at 1090 Las Palmas Drive in the Hope Ranch area, Second Supervisorial District. (Continued from 8/19/05 and site visit 10/4/05)

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

COMMENTS:

- a. **Proposed architectural addition will break down scale of and improve gym elevations.**
- b. **Restudy porte cochere: consider adding another bay so that post is not directly in front of entry and reconsider ramp design to eliminate step at the drop off. Area should be detailed to become a gathering spot.**
- c. **Restudy screening along driveway.**
- d. **Trees and understory screen plantings need to be adequate in quantity, appropriate in selection and well maintained over time to achieve full screening of the parking lot and gymnasium from public views; need to document existing and proposed understory plantings.**
- e. **Restudy pedestrian access from the upper campus and through the lower campus to the gym; be sensitive to “desired walking routes” and circulation conflicts.**
- f. **Return for further conceptual/preliminary.**

Public speaker: Roger Cohn.

7. **08BAR-00000-00063 Ledbetter Residence Rebuild Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Peikert Group Architects, architect for the owners, Emmanuelle and John Ledbetter, to consider Case No. 08BAR-00000-00063 for **conceptual review of residential fire rebuild of approximately 1,655 square feet, second floor of approximately 800 square feet and garage of approximately 476 square feet.** The following structures currently exist on the parcel: residence of approximately 1,655 square feet and garage of approximately 476 square feet and tool shed of approximately 36 square feet. The proposed project will not require grading. The property is a 10,000 square foot parcel zoned 10-R-1 and shown as Assessor’s Parcel Number 061-081-016, located at **4511-A Auhay Drive** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- **Nice project; good example for Eastern Goleta.**
- **Return for preliminary/final on consent**

8. **07BAR-00000-00224 La Riata Single Family Dwelling Santa Barbara**
08ZCI-00000-00011 (Seth Shank, Planner) **Jurisdiction: Design Overlay**

Request of Ken Taub, architect for the owner, La Riata Development Corp., to consider Case No. 07BAR-00000-00224 for **further conceptual review of a residence with two garages of approximately 4,696 total square feet.** The lot is currently vacant. The proposed project will require approximately 210 cubic yards of cut and approximately 210 cubic yards of fill. The property is a 0.55 acre parcel zoned DR-1 and shown as Assessor’s Parcel Number 059-460-018, located at **1290 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/21/07)

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

COMMENT:

- **Return for preliminary/final with lighting, landscaping and colors and materials board.**

9. 08BAR-00000-00044 Vons Exterior Alterations Santa Barbara
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Vons Companies Inc., agent for Larry Aaron Howze and Nancy Bazling, c/o Wells Properties, consider Case No. 08BAR-00000-00044 for **conceptual review of exterior alterations of approximately 200 square feet and lighting**. The following structures currently exist on the parcel: Turnpike Shopping Center. The proposed project or will not require grading. The property is a 28,750 square foot parcel zoned SC and shown as Assessor's Parcel Number 065-040-037, located at **163 S. Turnpike** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- **Restudy entry architecture to eliminate the jogged portion of the existing mansard roof line.**
- **Consider creating a public gathering space that incorporates planters along front elevations, also trellises, benches, tables and chairs.**

Return for further conceptual.

10. 07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon
07LUP-00000-00782 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **preliminary/final approval of a new residence of approximately 1,872 square feet**. The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07 & 1/04/08)

Project received further 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:

- **Comments stand.**
- **Return for preliminary/final on consent with color and materials board, details and final landscape plan.**

Toro Canyon/Summerland/Carpinteria Areas

11. 08BAR-00000-00049 Westerly Orchids Packing House Addition Toro Canyon
08SCD-00000-00006 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Carl Hetrick, agent for the owner, Joe Overgaag, to consider Case No. 08BAR-00000-00049 for **conceptual review of an addition of approximately 627 square feet to flower packing house**. The following structures currently exist on the parcel: Green houses of approximately 315,900 square feet. The proposed project will not require grading. The property is a 11 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-430-061, located at **3504 Via Real** in the Toro Canyon area, First Supervisorial District.

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to continue 08BAR-00000-00049 to the meeting of May 23, 2008. See Agenda Status Report.

12. 08BAR-00000-00045 Deardorf Addition to Detached Garage/Carport Toro Canyon
(No Assigned Planner) **Jurisdiction: Toro**

Request of Andrew Roteman, architect for the owners, Scott and Leslie Deardorrf, to consider Case No. 08BAR-00000-00045 for **conceptual review of remodel and addition to existing two car detached garage of approximately 395 square feet and new covered carport of approximately 352 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 2,750 square feet, attached garage of approximately 500 square feet and detached garage of approximately 420 square feet. The proposed project will not require grading. The property is a 1.23 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-019, located at **2864 East Valley Road** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

- a. **Try to bring details from the remodeled house into the garage; eliminate railing from west elevation or match existing railing on house. Garage door to match carriage house.**
- b. **Reconsider arched window.**
- c. **Consider using different roof vents.**
- d. **Remove florescent lights from carport. Lamps must be fully shielded with light directed downward; bring specs.**
- e. **Return for preliminary**

13. 05BAR-00000-00063 Richardson Residence Addition Summerland
05CDP-00000-00013 (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**

Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **further preliminary approval/final approval of an addition of approximately 955 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 500 square feet, and new patios and decks.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet with a detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 0.25 acre 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, 3/30/07 & 9/21/07 & 10/19/07)

Project was continued for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Landscaping along Lillie Avenue is out of character with Summerland; redesign to achieve a more natural look appropriate to characer of streetscape.**
- b. **Either off set the column or wrap stone veneer all the way around the column on the south elevation.**
- c. **BAR will approve the existing basket rail as long as it is fully landscaped and so hidden from public view.**
- d. **Roof color is acceptable.**
- e. **Lamps need to be fully shielded and light directed downward.**
- f. **Continue working with Summerland architectural review board.**

Public speaker: Tom Evans.

- 14. 06BAR-00000-00287 Gilberg Residence Addition Toro Canyon**
07CDH-00000-00036 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon
- Request of Kevin Moore, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **preliminary/final approval of a residence addition of approximately 1,070 square feet to an existing one story residence, and for a modification to allow for approximately 569 square feet of the addition to encroach ten feet into the rear yard setback. A 60 square foot storage unit, a spa and an outdoor barbeque area are also proposed, as well as landscape walls of approximately 3'4" and 7" in height.** The following structure currently exists on the parcel: a residence of approximately 1,418 square feet with an attached carport. The proposed project will require less than 50 cubic yards of grading, and no protected trees or vegetation will be removed. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07, 11/02/07, 1/04/08 & 3/28/08)
- ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to continue 06BAR-00000-00287 to the meeting of May 23, 2008 at the request of the applicant. See Agenda Status Report.**
- 15. 06BAR-00000-00257 Beach Club Family Trust New Residence Carpinteria**
06CDH-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 **preliminary/final approval 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 will 923 cubic yards of cut and less than 50 cubic yards of fill. 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, 3/30/07, 4/27/07 & 5/25/07)
- ACTION: Rivera moved, seconded by Morris and carried by a vote of 6 to 0 (C. Roberts abstains) to continue 06BAR-00000-00257 to meeting of April 25, 2008 for preliminary/final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Reconsider location of pool equipment.**
 - b. Handsome homes; appropriate colors.**
 - c. Trees need to be selected for low height (max. roof height) and placed so as not to intrude into existing view corridors.**
 - d. Lighting to be fully shielded and downward directed.**
 - e. Return for preliminary/final on consent in two weeks with further communication with neighbor associations to their satisfaction regarding trees and fencing.**
- Public Speakers: Bob Montgomery, Margaret Baker and Valerie Hoffman.**
- 16. 06BAR-00000-00259 Beach Club Family Trust New Residence Carpinteria**
06CDH-00000-00045 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon
- Request of James V. Coane & Associates, architect for the owners, to consider Case No. 06BAR-00000-00259 for **preliminary/final approval of a new residence of approximately 2,834 square feet and with attached garage of approximately 626 square feet and new landscaping.** No structures currently exist on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 95 cubic yards of fill. The property is a 17,440.32 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-021, located at **3270 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07, 2/23/07 & 3/16/07)

ACTION: Rivera moved, seconded by Morris and carried by a vote of 6 to 0 (C. Roberts abstains) to continue 06BAR-00000-00259 to the meeting of April 23, 2008 for preliminary/final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS: (Duplicate comments as associated project listed above.)

- a. Reconsider location of pool equipment.**
- b. Handsome homes; appropriate colors.**
- c. Trees n need to be selected for low height (max. roof height) and placed so as not to intrude into existing view corridors.**
- d. Lighting to be fully shielded and downward directed.**
- e. Return for preliminary/final on consent in two weeks with further communication with neighbor associations to their satisfaction regarding trees and fencing.**

Public Speakers: Bob Montgomery, Margaret Baker and Valerie Hoffman.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Martha Gray, and carried by a vote of 7 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, April 25, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:35 P.M.