



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 15, 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 Chair, Robin Donaldson, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Robin Donaldson	Chair
James King	2 nd Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Greg Ravatt	
Chris Roberts	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: Kathryn Dole and Kris Miller-Fisher

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole, Miller-Fisher and Ravatt absent) to:

- Drop Item # 9 04BAR-00000-00009 Boger Second Floor Addition & Roof Deck from the agenda at the request of the applicant.
- Drop Item # 16 04BAR-00000-00076 Sheaffer New Residence, Garage and Storage from the agenda at the request of the applicant.
- Continued Item # 20 05BAR-00000-00063 Richardson Residence Addition to the meeting of May 13, 2005 at the request of the applicant.

III. MINUTES: The minutes of April 8, 2005 have been tabled to the meeting of April 29, 2005.

IV. CONSENT AGENDA:

- C-1. 04BAR-00000-00326 Pacific Christian Center Santa Maria**
04SCD-00000-00039 (Lorie Baker, Planner) Ridgeline: Urban
Request of Joseph Sondeno, agent for the owner, Pacific Christian Center, School Administrator Bill Martin and Senior Pastor Rick Bloom, to consider Case No. 04BAR-00000-00326 for **preliminary/final approval on consent of an installation of a school library of approximately 960 square feet and to rotate, by 90 degrees the existing two portable steel storage units of approximately 640 square feet.** The following structures currently exist on the parcel: a Sanctuary of approximately 25,000 square feet, 4 school buildings of approximately 24,000 square feet, administration building of approximately 2,400 square feet, 2 modular school buildings of approximately 1,920 square feet and 2 steel storage buildings of approximately 640 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 12.6 acre parcel zoned and shown as Assessor's Parcel Number 109-200-020, located at **3435 Santa Maria Way** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/11/05)
ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 7 to 0 (Dole and Miller-Fisher absent) to grant final approval on consent of 04BAR-00000-00326.
- C-2. 04BAR-00000-00253 Leshner and Liao New Residence and Guest House Toro Canyon**
04LUP-00000-01213 (Eric Engelbart, Planner) Ridgeline: N/A
Request of Barbara Bestor, architect for the owners, John Leshner and Christina Liao, to consider Case No. 04BAR-00000-00253 for **final approval on consent of a new residence of approximately 3,200 square feet and guest house of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 788.6 cubic yards of cut and approximately 864.4 cubic yards of fill. The property is a 160.54 acre parcel zoned MT-TORO-100, MA-100 and MA-40 and shown as Assessor's Parcel Number 155-220-010, located at **660 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/05/04, 2/11/05 & 3/18/05)
ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 7 to 0 (Dole and Miller-Fisher absent) to grant final approval on consent of 04BAR-00000-00253.
- C-3. 02BAR-00000-00002 Anwyl-Davies New Residence Hope Ranch**
02CDP-00000-00015 (Anne Almy, Planner) Ridgeline: Urban
Request of the Gray and Gray Architects, architect for the owners, Angela & Nicholas Anwyl-Davies, to consider Case No. 02BAR-00000-00002 for **revised final approval on consent (project under construction) of a new residence of approximately 7,460 square feet, attached garage of approximately 665 square feet, a pool cabana of approximately 509 square feet, play and exercise room of approximately 704 square feet, swimming pool of approximately 972 square feet, reflecting pool of approximately 320 square feet and motor court of approximately 4,160 square feet and included are changes to roof material and design.** No structures currently exist on the parcel. The proposed project will require approximately 3,000 cubic yards of cut and 3,000 cubic yards of fill. The property is a 2.287 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera** in the Hope Ranch area, Second Supervisorial District. (Continued from 02/01/02, 04/12/02, 10/18/02 & 2/21/03)
ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 7 to 0 (Dole and Miller-Fisher absent) to grant final approval on consent of 02BAR-00000-00002.
- C-4. 04BAR-00000-00057 Frantz New Residence Goleta**
04LUP-00000-00675 (Alice Daly, Planner) Ridgeline: Rural
Request of James Bell, architect for the owners, David & Maria Frantz, to consider Case No. 04BAR-00000-00057 for **final approval on consent of an approximately 2,702 square foot new residence and garage of approximately 527 square feet.** The following structures currently exist on the parcel: a residence of approximately 740 sq. ft. (to be demolished), a guest house of approximately 440 sq. ft. (to be demolished), shed of approximately 100 sq. ft. (to be demolished). The proposed project will require approximately 104 cubic yards of cut and approximately 1,353 cubic yards of fill. The property is a 2.71 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-009, located at **1440 North San Marcos Road** in the Goleta area, Second

Supervisory District. (Continued from 06/02/00, 10/05/01, 11/02/01, 05/ 24/ 02, 7/30/04, 9/10/04, 10/15/04, 11/19/04 & 2/11/05 & 3/18/05)

ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 7 to 0 (Dole and Miller-Fisher absent) to grant final approval on consent of 04BAR-00000-00057

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE:

- ❖ HEIGHT CALCULATION METHODOLOGY DISCUSSION was continued to the meeting of May 15 , 2005 during lunch session
- ❖ Dev Rev South Deputy Director Jackie Campbell farewell.
- ❖ Deputy County Executive Ron Cortez briefed BAR on the BOS report concerning options to modify BAR set for 4/26. Staff report will be available and distributed next week. Fourth and Fifth District requested a look at options for their districts to provide enhanced customer service to residents of their districts and make it easier for North County members and applicants. Board will give direction based on options. BAR discussion. Ron Cortez can be contacted with any questions at 568-2243.
- ❖ Noel Langle, new height limit update: new height limit will not be considered until sometime in June, after Board of Supervisors hears PIT update on May 13. BAR will agendize a brown bag lunch meeting to discuss height limit issues at the Scheduled 5/13/05 BAR meeting.

VII. STANDARD AGENDA:

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

1. 04BAR-00000-00346 Rancho Maria Golf Course Orcutt

04BAR-00000-00014 (Anne Coates, Planner) Ridgeline: N/A

Request of Lisa Bodrogi, Urban Planning Concepts, agent for applicant Jeff Klein of Rio Bravo Development Company and John Campanella of Bermant Homes, to consider Case No. 04BAR-00000-00346 for **further conceptual review of a 203 unit development plan to include a 129 residential estate development and 74 clustered home sites incorporating 17 units for very low income.** The following structures currently exist on the parcel: 18 –hole Rancho Maria Golf Course. The proposed grading to be determined. The property is a 189.2 acre parcel zoned PRD and shown as Assessor's Parcel Number 113-250-015;016;017, located at **Highway 1 approximately 1 mile north of the Clark Avenue Highway 1 Intersection** in the Orcutt area, Fourth Supervisorial District. (Continued from 1/28/05)

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:

Applicant: Change in project description from proposal previously submitted: originally proposed 129 homes unchanged. Some clustered homesites (23 more units) added. Range of different units. Existing developments as examples.

Planner: Orcutt Community Plan policies, PRD zoning applicable to Key Site 21 include minimization of grading, protection of natural land forms, trail system requirements, architectural compatibility between unit types, dispersion of affordable units dispersed throughout site. 230 units is unit maximum (project is now at 203 units).

BAR:

- a. **Joint BAR/PC conceptual meeting is needed to give applicant clear direction for this project. A joint BAR/PC meeting should be the next step.**
- b. **BAR likes the design concepts, but it concerned about execution. Courtyard and paseo scheme is good. Adjustment of lot levels, transitions on pads is important and must be shown, including fences and retaining walls. Complete architectural plans, including elevations, are needed.**

- c. **Grading plan is needed. Stepped, flat pads will not work for this sloping, highly visible site. The project layout must work with and follow the existing topography. Respect of the design for existing topography is a crucial item that BAR will focus on closely.**
- d. **Stagger placement of houses so they are not linear. Closely examine Sea Ranch as example of project that integrates building siting with landscape.**
- e. **The way in which the landscaping addresses the topography is also critical to project. Bring exhibits to show how landscaping addresses and integrates with topography. Contour slopes, really emphasize drainages using boulders, cobble, and plant materials. Use low riparian plants along drainages to emphasize drainages.**
- f. **The Turtle Rock development example is the antithesis to this project's landscaping goal. For this project, bigger plants should go between the houses and landscaping should get smaller ("bleed down") away from houses. This approach will make landscaping look fully established. Do not place trees where no trees belong.**
- g. **The architectural style must address rural site. Explore architecture indigenous to this site. Use more stone and wood. Be careful with use of too much plaster on site. Italian hillside style does not work, is not correct design direction. This project must be distinct architecturally from the examples of the applicant's other projects shown to BAR.**
- h. **Buildings should blend with the environment (Sea Ranch similarly blends with the natural environment). Look at history (pre-WWII) of area, Town of Betteravia, for context, design inspiration. Develop a unique, indigenous style. Early California style (Monterey?). Collect photos of Early California examples to see design inspiration. Different areas on site could use different architectural vocabulary. Alisal Ranch as example is dated, but captures feel successfully.**
- i. **Green Court Cluster houses are blocky, not clear how will be screened from offsite views.**
- j. **Rural/ridgeline 16 foot height limit means low profile on ridge lines. BAR cannot support throwing out applicable height limit for this project. New height envelope height calculation will affect siting within topography. Begin by determining which house site meets rural ridgeline definition.**
- k. **More formalized visual simulations from Highway 1 are needed, will be helpful.**
- l. **Look at Rice Ranch as example of design guidelines.**

Next step: combined BAR/PC workshop.

2. **03BAR-00000-00256 Solvang Friendship House New Complex Solvang
03CUP-00000-00045 (Brian Foss, Planner) Ridgeline: N/A**

Request of David Goldstien, Architect Inc., architect for the owners, Solvang Friendship House, to consider Case No. 03BAR-00000-00256 for **preliminary approval of new commons building of approximately 4,558 square feet, three residential buildings each of approximately 1,398 square feet, storage building of approximately 375 square feet and an uncovered trash area.** The following structures currently exist on the parcel: Building A of approximately 2,805 square feet, Building B of approximately 2,968 square feet, Building C of approximately 1,395 square feet, Alzheimer Residence of approximately 6,040 square feet, sheds of approximately 240, 150, and 170 square feet, bus shelter of approximately 200 square feet and Netzer Building of approximately 2,020 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards. The property is a 2.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 141-211-067, located at **810, 880, 892 Friendship Lane** in the Solvang area, Third Supervisorial District. (Continued from 10/03/03)

ACTION: Froscher moved, seconded by Ravatt and carried by a vote of 7 to 0 (Dole and Miller-Fisher absent) to grant preliminary approval of 03BAR-00000-00256. Applicant to resubmit for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Shade structure against 6-foot block wall needed to soften impact of wall.**
- b. **Area adjacent to recycling areas should be landscaped.**

3. 05BAR-00000-00066 Moscardi New Barn Santa Ynez
05LUP-00000-00266 (Lorie Baker, Planner) Ridgeline: Rural

Request of John A. Rinaldi, architect for the owner, Louie Moscardi, to consider Case No. 05BAR-00000-00066 for **conceptual review of a new barn/storage building of approximately 2,450 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-290-001, located at **3484 Woodstock Road** in the Santa Ynez 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:

Planner:

- **Shifting project slightly will preserve existing oaks.**

Public Comment:

- **Donald Gallagher, neighbor: Letter dated 4/7/05. Concerned about project. Project located on ridgeline, views of Figueroa Mountain would be impacted. Surrounding properties will be impacted. Project does not conform to Hillside/Ridgeline Guidelines. Alternative locations available. Should be located in meadow. Project is visible from Woodstock Road.**
- **Ken & Carol Johnson, letter, 4/9/05**
- **Ken Johnson, Neighbor: Project visible from his house. Vehicles situated on project site, shows how impactful building will be.**
- **Leslie Olson, 4/15/05 email.**
- **Richard & Kathy Palmer, letter, 4/13/05: Supports project.**
- **Linda Freital: Supporting project**

BAR Comments:

- a. **Photo of site and panorama shot from project site would be helpful.**
- b. **Does project meet the intent of the Hillside/Ridgeline requirements? Question for planner. (Planner: would require additional grading, oak trees.)**
- c. **Correct height calculations should be shown on plans. Barn appears to exceed height limit by approximately 1 foot.**
- d. **Additional analysis needed of alternative sites. Review project against applicable policy.**
- e. **Recess windows approximately 2 inches.**

4. 05BAR-00000-00042 Quick New Barn Santa Ynez
05LUP-00000-00205 (Lorie Baker, Planner) Ridgeline: Rural

Request of Curtis and Yvette Moniot, agents for the owners, Richard and Marsha Quick, to consider Case No. 05BAR-00000-00042 for **preliminary/final approval of a new barn of approximately 1,290 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,000 square feet. The proposed project will require approximately 1,200 cubic AG-I-20 and shown as Assessor's Parcel Number 099-430-005, located at **1320 Cougar Ridge Road** in the Buellton area, Third Supervisorial District. (Continued from 3/11/05)

ACTION: Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 7 to 0 (Dole and Miller-Fisher absent) to continue 05BAR-00000-00042 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Applicant: rotation of pad constrained by oak trees**

BAR:

- Building is still counter to the slope. Could be designed in many different ways.**
- Design building to site, not site to building. Orientation of building unnecessarily increases grading.**

5. 05BAR-00000-00017 Russell New Guest House Hope Ranch
05CDP-00000-00006 (Amy Trester, Planner) Ridgeline: Urban

Request of Kathy Hancock, architect for the owner, Morris C. Russell, to consider Case No. 05BAR-00000-00017 for **conceptual review of an addition to an existing pool house of approximately 320 square feet to be converted to a guest house with a total of approximately 704 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,570 square feet, attached two car garage of approximately 380 square feet and pool house of approximately 384 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-013, located at **1460 Cantera Avenue** in the Hope Ranch area, Second Supervisorial District.

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

COMMENTS:

- **Return for final on consent with planner letter, Hope Ranch final approval.**

6. 05BAR-00000-00064 Whitney New Garage and Workshop Mission Canyon
05LUP-00000-00307 (Morgan Jones, Planner) Ridgeline: N/A

Request of Carl Lindberg, agent for the owner, Mark Whitney, to consider Case No. 05BAR-00000-00064 for **conceptual review of a new garage of approximately 762square feet and workshop of approximately 660 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,361 square feet. The proposed project will not require grading. The property is a 19,966 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-221-040, located at **2685 Foothill Road** in the Mission 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:

- Recess windows approximately 2 inches.**
- Good, simple design.**
- Tone down color from bright white.**

7. 04BAR-00000-00222 Gerlach New Residence Santa Barbara
04CDH-00000-00028 (Adrienne Domas, Planner) Ridgeline: N/A

Request of Robert Foley, architect for the owners, Jay and Kari Ann Gerlach, to consider Case No. 04BAR-00000-00222 for **preliminary/final approval of a new residence of approximately 3,133 square feet, (basement of approximately 2,246 square feet) and attached garage of approximately 440 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 700 cubic yards of cut and no fill. The property is a 0.9 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-021, located at **5277 Austin Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/10/04 & 3/11/05)

ACTION: King moved, seconded by Ravatt and carried by a vote of 7 to 0 (Dole and Miller-Fisher absent) to grant final approval o 04BAR-00000-00222.

8. 05BAR-00000-00070 Scarborough Residence Addition and Garage Hope Ranch
05LUP-00000-00301 (Lisa Martin, Planner) Ridgeline: Urban

Request of Valerie Froscher, architect for the owners, Jim and Ann Scarborough, to consider Case No. 05BAR-00000-00070 for **conceptual review of a residence addition of approximately 868 square feet and new garage of approximately 949 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,918 square feet. The proposed project will not require grading. The property is a 1.33 acre parcel zoned 1.5-Ex-1 and shown as Assessor's Parcel Number 061-301-048, located at **530 Via Sinuosa** in the Hope Ranch area, Second Supervisorial District.

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

COMMENTS:

- Val Froscher recused herself due to a conflict of interest.

BAR:

- a. Project design looks good.

9. 04BAR-00000-00009 Boger Second Floor Addition with Roof Deck Mission Canyon
04LUP-00000-00032 (Amy Trester, Planner) Ridgeline: Urban

Request of Tony Xiques, agent for the owner, Henry Boger, to consider Case No. 04BAR-00000-00009 for **further preliminary of a second story addition with a main floor deck of approximately 202 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,129 square feet with a three car garage and carport. The proposed project will not require grading. The property is a 8,400 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-091-001, located at **2875 Vista Elevada** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/04 & 7/9/04)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole, Miller-Fisher and Ravatt absent) to drop 04BAR-00000-00009 at the request of the applicant. See Agenda Status Report.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

10. 05BAR-00000-00059 Warner New Mixed Use Building Isla Vista
(Adrienne Domas, Planner) Ridgeline: N/A

Request of Vincent Leifer, architect for the owner, Tim Warner, to consider Case No. 05BAR-00000-00059 for **conceptual review of a mixed-use of approximately 17,508 square feet.** The following structures currently exist on the parcel: a restaurant of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista 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:

Planner presentation on connection of project to proposed Isla Vista Master Plan.

BAR Comments:

- a. Many challenges tackled creatively. Strong corner, balconies great, stair enclosed atrium, successfully brought in light. Interesting concept based on studio courts.
- b. Possible to get light into hallways, central corridor?
- c. BAR supports roof PV panels, green design.
- d. Lower level successfully engages pedestrians.
- e. Use of iron rail balconies would break building down nicely. (Applicant concerned about visibility of items stored on balcony).
- f. Building façade appears institutional, clichéd. Style/design direction not clear. Charm is missing. Building should be distinctly IV in look, feel, architectural

vocabulary. Build on character at corner. Develop character. Maintain human scale. Retail and restaurant on ground-floor? Include higher ceilings, plate heights on ground floor?

- g. Movement of massing of north elevation more successful than other elevations.**
- h. Obtain student design input. Much has already been done on IV design directions.**
- i. Design inefficiencies: units, circulation do not optimize use of site. Is it possible to organize units to allow central corridor or open courtyard in center? Given small studio concept, the project's design problems are similar to those of designing a hotel.**
- j. Parking: Only 12 spaces for 24 units. Use of ground-floor for parking inefficient. Sense of danger. Offsite parking possible.**
- k. Landscape architecture could be expressed at corner sidewalk. Look carefully at sidewalk space, integration to building. Pay attention to safety at driveway crossing.**
- l. Develop at the same time as building.**

11. 02BAR-00000-00172 Hart New Residence Gaviota

02CDP-00000-00109 (Adrienne Domas, Planner) Ridgeline: Rural

Request of Don Pedersen, architect for the owners, Bob & Debbie Hart, to consider Case No.02BAR-00000-00172 for **final approval of a new residence of approximately 3,921 square feet with an attached garage of approximately 864 square feet and guest house of approximately 765 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 590 cubic yards of cut and no fill. The property is a 24.24 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 081-150-034, located at **14640 Highway 101** in the Gaviota (Tajiguas) area, Third Supervisorial District. (Continued from 7/12/02 & 9/19/03 & Site Visit 10/31/03 & 11/14/03)

ACTION: Donald moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Dole, Miller-Fisher and Clough absent) to grant final approval of 02BAR-00000-00172. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Colors should be darker. Make first trim color base color.**

12. 04BAR-00000-00192 Hira Change of Use of a Permitted Guest House to Residence and New Garage Goleta

01LUP-00000-00628 (Eric Engelbart, Planner) Ridgeline: Urban

Request of Ronald Sorgman, architect for the owner, Jack Hira, to consider Case No. 04BAR-00000-00192 for **further conceptual review of a change of use of a permitted but not built guesthouse of approximately 790 to a main residence of approximately 4,314 square feet and new garage of approximately 1,017 square feet.** The following structures currently are permitted 02BDP-00000-00200 but do not exist on the parcel: a garage of approximately 504 square feet, storage of approximately 475 square feet, guest house of approximately 790 square feet and porch of approximately 537 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-110-014, located at **959 Via Chaparral** in the Goleta area, Second Supervisorial District. (Continued from 9/10/04)

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:

- a. BAR is comfortable with project given lack of visibility.**
- b. Might help to darken color in comparison to existing house.**
- c. BAR would like to see landscape plan -- a good landscape plan will marry the existing and proposed structures.**
- d. BAR needs to see details, grading plan and landscape plan.**

e. Return for preliminary with planner letter and landscape plan.

- 13. 05BAR-00000-00073 Gerrity As-built Garage Conversion Goleta**
01DVP-00000-00039 (Peter Lawson, Planner) Ridgeline: N/A
Request of David Gerrity, owner, to consider Case No. 05BAR-00000-00073 for **conceptual review of an as-built conversion of a garage to bedrooms under a development plan. The development plan would also allow the two existing single family dwellings to be used as student housing.** The following structures currently exist on the parcel: two single family dwellings. The proposed project will not require grading. The property is a 21,219 square foot parcel zoned SR-H and shown as Assessor's Parcel Number 075-064-001, located at **6555 Sergovia** in the Goleta area, Third Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval.**
- Planner (Pete Lawson): Project is in IV, zoned SR-H. Two separate permitted dwellings, project does not involve much in exterior change -- not new development, more a change in use. The project is a good example of what is needed to meet IV parking requirements.**
- BAR COMMENTS:**
- a. A common patio area would benefit the project. Consider including an appropriate shade structure.**
 - b. BAR can support the request for modification to allow parking within the setback on the basis that the modification is minor in nature and will result in a better site or architectural design per Section 35-179.6.**
- 14. 03BAR-00000-00083 Abrego Road Investments Three Triplexes Isla Vista**
01DVP-00000-00032 (Peter Lawson, Planner) Ridgeline: N/A
Request of Yvonne Chen, architect for the owners, Abrego Road Investments, to consider Case No. 03BAR-00000-00083 for **final approval of three triplexes each approximately 2,000 square feet.** The following structures currently exist on the parcel: One duplex and two single family dwellings. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.0 acre zoned SR-H-20 and shown as Assessor's Parcel Number 075-052-007, located at **6639 Abrego Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/23/03 & 1/14/05)
- ACTION: Ferguson-Ettinger moved, seconded by Roberts and carried by a vote of 6 to 0 (Dole, Miller-Fisher and Clough absent) to grant final approval of 03BAR-00000-00083.**
- 15. 05BAR-00000-00081 Sedlin Residence Remodel El Capitan Ranch**
05LUP-00000-00353 (Allen Bell, Planner) Ridgeline: N/A/Urban/Rural
Request of Clay Aurell, agent for the owner, Adrian Sedlin, to consider Case No. 05BAR-00000-00081 for **conceptual review of residential addition of approximately 756 square feet on lower level and approximately 15 square feet on main level, new deck of approximately 909 square feet and remodel of roof, entry, windows, doors and siding.** The following structures currently exist on the parcel: a residence of approximately 4,062 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 12 cubic yards of fill within the existing footprint. The property is a 10.25 acre parcel zoned U under Ordinance No. 661 and shown as Assessor's Parcel Number 081-260-015, located at **10697 Calle Quebrada** in the El Capitan Ranch area, Third Supervisorial District.
- Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. BAR is concerned that project may exceed height limit. Project appears to be over 16-foot limit. BAR is not even sure whether existing house meets height calculations. Correct height calculations are needed.**
 - b. BAR likes the project and supports architecture except for height concern. Project looks elegant.**

- c. **Provide correct height calculations showing that project complies with height limit.**

Toro Canyon/Summerland/Carpinteria Areas

16. **04BAR-00000-00076** **Sheaffer New Residence, Garage and Storage** **Carpinteria**
04CDP-00000-00045 (Lisa Martin, Planner) Ridgeline: N/A
Request of James Zimmerman, architect for the owners, Andy and Kathleen Sheaffer, to consider Case No. 04BAR-00000-00076 for **final approval of a new residence of approximately 4,500 square feet, detached garage of approximately 871 square feet, storage of approximately 287 square feet and a new guest house of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 3.04 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-220-066, located at **713 Rincon Hill Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/30/04, 7/9/04 7/16/04 & 8/13/04)
ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole, Miller-Fisher and Ravatt absent) to drop 04BAR-00000-000076 at the request of the applicant. See Agenda Status Report.
17. **03BAR-00000-00310** (Formally 99-BAR-419) **Lundy New Residence** **Toro Canyon**
02NEW-00000-00210 (Dan Nemechek, Planner) Ridgeline: Rural
Request Maura Lundy, owner, to consider Case No. 03BAR-00000-00310 for **preliminary approval of a residence of approximately 4,511 square feet.** No structures currently exist on the parcel. The proposed project will require 91 cubic yards of cut and 55 cubic yards of fill. The property is a 14.34 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 155-020-036, located at **1070 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 01/21/00, 03/03/00, 4/7/00 & 3/11/05)
ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole, Miller-Fisher and Clough absent) to grant preliminary approval of 03BAR-00000-00310. Applicant to resubmit for final approval. The following comment was made by the Board of Architectural Review members present for this project:
COMMENTS:
 - **Preliminary approval. Return for final with architectural details, color board, planner letter.**
18. **04BAR-00000-00161** **Kosterka New Guest House** **Toro Canyon**
04LUP-00000-00161 (Peter Lawson, Planner) Ridgeline: Urban
Request of Ken Mixon, architect for the owners, Don and Carol Kosterka, to consider Case No. 04BAR-00000-00161 for **final approval of a guest house of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,809 square feet and attached garage of approximately 868 square feet. The proposed project will not require grading. The property is a 3.8 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-030-052, located at **2765 Bella Vista** in the Toro Canyon area, First Supervisorial District. (Continued from 8/13/04)
ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole, Miller-Fisher and Clough absent) to continue 04BAR-00000-00161 to final on consent. The following comments were made by the Board of Architectural Review members present for this project:
COMMENT:
 - **Beautiful project. Looks great.**
 - **Preliminary approval. Return final on consent with colors.**
19. **05BAR-00000-00061** **Otterlei Residence Addition** **Summerland**
05LUP-00000-00250 (Lisa Martin, Planner) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, John and Mary Otterlei, to consider Case No. 05BAR-00000-00061 for **conceptual review of a residence addition of approximately 769 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,470 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-038, located at **397 Ortega Ridge Road** in the Summerland 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:

Pubic Comment:

- **Tom Evans: Supports project.**

BAR Comments:

- a. **Design is acceptable, no issues.**
- b. **Project can return for preliminary/final approval.**

20. 05BAR-00000-00063 Richardson Residence Addition Summerland
05CDP-00000-00013 (Alan Hanson, Planner) Ridgeline: Urban

Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **conceptual review of an addition of approximately 1,345 square feet to an existing 1,970 single family dwelling, demo of an existing garage of approximately 400 square feet and replacement with a garage of approximately 448 square feet, and new patio of approximately 400 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,970 square feet and detached garage of approximately 400 square feet. The proposed project will require grading. The property is a 12,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at **2535 Varley Street** in the Summerland area, First Supervisorial District.

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole, Ferguson-Ettinger and Ravatt absent) to continue 05BAR-00000-00063 to the meeting of May 13, 2005 at the request of the applicant. See Agenda Status Report.

21. 04BAR-00000-00311 McMenammin Residence Addition and Remodel Toro Canyon
04CDP-00000-00140 (Holly Bradbury, Planner) Ridgeline: Rural

Request of Susan Sherwin, agent for the owner, Rory McMenammin, 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 & 4/8/05)

Project received further 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:

- **Planner comment (Holly Bradbury): Applicant no longer asking for height exemption Project reworked.**

BAR Comments:

- a. Final colors need to remain dark.**
- b. Planner to verify that height exemption is not needed.**
- c. Return for preliminary/ final full board with planner memo, architectural details, color board.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Valerie Froscher moved, seconded by Pamela Ferguson-Ettinger, and carried by a vote of 6 to 0 (Kathryn Dole, Kris Miller-Fisher and Bethany Clough absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 29, 2005 in St. Mark's in the Valley Episcopal Church, 2905 Nojoqui Street, Los Olivos, California 93441.

Meeting adjourned at 4:14 P.M.