



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 21, 2006

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Kathryn Dole, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Kathryn Dole	Chair
Pamela Ferguson Ettinger	
Valerie Froscher	
Chris Roberts	
Jeremy Roberts	
Anita Hodosy	BAR Secretary
Alice Daly	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT: C. Roberts moved. Seconded by J. Roberts and carried by a vote of 4 to 0 (Donaldson and Dole absent) to:**
 - **Drop Item No. C-1 06BAR-00000-00047 Barrett Residence Additions at the request of the applicant.**
 - **Drop Item No. 19 05BAR-00000-00281Adizes New Residence at the request of the applicant.**
- III. **MINUTES: C. Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to approve the Minutes of March 31, 2006.**

IV. CONSENT AGENDA:

- C-1. 06BAR-00000-00047 Barrett Residence Additions Toro Canyon**
06CDP-00000-00014 (Peter Imhof, Planner) Jurisdiction: Toro
Request of Peter Becker, architect for the owners, Sue and Miles Barrett, to consider Case No. 06BAR-00000-00047 for **preliminary/final approval on consent of a residence addition of approximately 188 square feet to the 1st floor and a lower floor addition of approximately 626 square feet, accessory structure of approximately 420 square feet and a detached pergola of approximately 240 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,484 square feet, garage of approximately 550 square feet and accessory structure of approximately 579 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-020, located at **2825 Torito Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/24/06)
ACTION: C. Roberts moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Donaldson and Dole absent) to drop 06BAR-00000-00047 from the agenda at the request of the applicant. See Agenda Status Report.
- C-2. 05BAR-00000-00318 Nash Two Detached Garages Hope Ranch**
06LUP-00000-00018 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Applicable
Request of Bryan Pollard, architect for the owner, Rick Nash, to consider Case No. 05BAR-00000-00318 for **preliminary/final approval on consent of demo of existing garage to be replaced by two detached garages (four covered spaces, with exercise room and half bath) of approximately 1,625 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,872 square feet, guest house of approximately 770 square feet and stables of approximately 740 square feet. The proposed project will require no cubic yards of cut and approximately 45 cubic yards of fill. The property is a 5.23 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-181-001, located at **4225 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06)
ACTION: Froscher moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval on consent of 05BAR-00000-00318.
- C-3. 02BAR-00000-00375 Gostovich/Koeberl Residence Addition Toro Canyon**
03LUP-00000-00005 (Lisa Hosale, Planner) Ridgeline: Rural
Request of Scott Rowland, architect for the owners John Gostovich & Celeste Koeberl, to consider Case No. 02BAR-00000-00375 for **revised final approval on consent for exterior colors of an addition of approximately 2,908 square feet to an existing residence, new garage of approximately 995 square feet and guesthouse of approximately 667 square feet.** The following structures currently exist on the parcel: A residence of approximately 1,945 square feet, garage of approximately 627 square feet, barn of approximately 1,560 square feet and pool equipment of approximately 200 square feet. The proposed project will require approximately 475 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 13.98 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 155-020-040, located at **1066 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 2/21/03 & 7/11/03 & 7/25/03)
ACTION: Froscher moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to grant revised final approval on consent of 02BAR-00000-00375.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

- 1. 06BAR-00000-00001 Gelb Demo/New Two Story Residence Isla Vista**
05CDH-00000-00046 (Daniel Gullett, Planner) Jurisdiction: Ocean Lot
Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 06BAR-00000-00001 for preliminary/final approval of a demolition of approximately 772 square feet of an existing 1,363 square foot, two story duplex. The remaining structure would be re-configured into a two story single family dwelling. A patio on the south side of the dwelling would also be removed and would be replaced with ungrouted permeable pavers. A 270 square foot carport would be remodeled to create a bedroom. Along with the converted carport, the reconfigured structure would be approximately 924 square feet. Access would continue to be provided by a private driveway from Del Playa Drive. Two uncovered parking spaces would provide the required parking. The following structures currently exist on the parcel: two story duplex of approximately 1,363 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 5,575 square foot parcel zoned SRM and shown as Assessor's Parcel Number 075-193-038, located at 6705 Del Playa in the Isla Vista area, Third Supervisorial District. (Continued from 2/24/06)
- ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 4 to 1 (Donaldson absent) to grant final approval of 06BAR-00000-00001. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Color needs to be darker. Use Grey Birch with white trim.
- Motion: Preliminary /final approval with a condition that the exterior be Grey Birch (60YY51/101, ICI Master Palette Color System) with white trim.**
- 2. 06BAR-00000-00002 Gelb Demo/New Two Story Residence Isla Vista**
05CDH-00000-00047 (Daniel Gullett, Planner) Jurisdiction: Ocean Lot
Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 06BAR-00000-00002 for preliminary/final approval of a demolition of approximately 934 square feet of and existing 1,364 square foot, two story duplex. The remaining structure would be reconfigured into a two story single family dwelling. A patio located on the south side of building would be demolished and would be replaced with ungrouted permeable pavers. A 270 square foot carport would be remodeled to create the bedroom and an existing second floor wood deck would become a dining room. Along with the converted carport and upper floor deck, the remodeled structure would be approximately 935 square feet. Access would continue to be provided by a private driveway from Del Playa Drive. Two uncovered parking spaces would provide the required parking. The following structures currently exist on the parcel: a two story duplex of approximately 1,364 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 5,575 square foot parcel zoned SRM and shown as Assessor's Parcel Number 075-193-029, located at 6707 Del Playa in the Isla Vista area, Third Supervisorial District. (Continued from 2/24/06)
- ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 4 to 1 (Donaldson absent) to grant final approval of 06BAR-00000-00002. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Color need to be darker. Use Grey Birch with white trim.
- Motion: Preliminary /final approval with a condition that the exterior be Grey Birch (60YY51/101, ICI Master Palette Color System) with white trim.**

3. 06BAR-00000-00065 Mr. Pickles New Signage Isla Vista
06CDP-00000-000020, 06SCC-00000-00004 (Amy Trester, Planner) Jurisdiction: Signs

Request of Diane Hanamoto, agent for the owner, Frank Fagundes, to consider Case No. 06BAR-00000-00065 for **conceptual review of new wall sign “Mr. Pickles” of approximately 20 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 617 square feet in a commercial building of approximately 7,732 square feet. The proposed project does not require grading. The property is a .32 acre parcel zoned C-2 and shown as Assessor’s Parcel Number 075-114-009, located at **6545 Pardall Road** in the Isla Vista area, Third Supervisorial District.

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

COMMENT:

- **Color of trim and lettering (Kelly green) is bright, but acceptable given the colors of other signs on the same building.**
- **Return for preliminary/final approval on consent.**

4. 06BAR-00000-00059 Sitolini New Residence Goleta
06LUP-00000-00204 (Erinn Briggs, Planner) Jurisdiction: Ridgeline- Rural

Request of Russ Banko, architect for the owner, Paulo Sitolini, to consider Case No. 06BAR-00000-00059 for **conceptual review of a new residence of approximately 2,545 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 470 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 079-293-072, located at **534 Vereda del Ciervo** in the Goleta area, Third 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:

Public Comment

Cecilia Brown: Proposed residence is adjacent to agricultural property that is zoned and used for agriculture. Does the zoning ordinance require any agricultural setbacks?

SBAR Comments:

- **Assigned planner should determine if any agricultural setbacks apply to the residence.**
- **Entry tower takes away from overall design of residence; appears as an afterthought and imparts too much of an urban character. Lower the height or eliminate the tower. Consider wood trellis entry or hacienda style entry with shed porch.**
- **Agent needs to present a landscape plan when he returns to SBAR.**
- **Project to return for preliminary/final approval.**

5. 06BAR-00000-00060 Burman Demo Rebuild New Residence, Garage and Artist Studio Goleta
06CDH-00000-00012 (Peter Imhof / Virginia Gardner Planner) Jurisdiction: Coastal

Request of Robert Foley for Robert Paul Design, architect for the owners, Tom and Bari Burman, to consider Case No. 06BAR-00000-00060 for **conceptual review of a new residence of approximately 3,890 square feet, garage of approximately 440 square feet and artist studio of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,233 square feet with attached garage of approximately 400 square feet to be demolished. The proposed grading to be determined. The property is a .77 acre parcel zoned 20-R-1 and shown as Assessor’s Parcel Number 065-310-026, located at **5297 Austin Road** in the Goleta area, Second 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. **Intent is Greek island architectural style. Contemporary detailing is not convincing. Basic concept is okay. However, design is too boxy. Use materials to help soften strong exterior rectangular form.**
- b. **Materials are too institutional. Simplify floor plan and architecture.**
- c. **Rear screen materials are too dominant. Consider using canvas or other materials.**
- d. **Glass railings on upper level appear too modern and distract from spirit of design.**
- e. **Design theme difficult to see in elevations and computer model. A physical model would be very helpful.**
- f. **Project to return for further conceptual review. Applicants need to bring photographs of surrounding neighborhood. Photographs of similar designs would also be helpful.**

**6. 06BAR-00000-00071 Patterson Avenue Holdings LLC Retaining Wall Goleta
(No Planner Assigned) **Jurisdiction: Commercial****

Request of R.E. Johnson, architect for the owners, Patterson Avenue Holdings LLC to consider Case No. 06BAR-00000-00071 for conceptual review of a property line retaining wall of approximately 500 linear feet and 6'6" in height and 340 linear feet and 4' in height. No structures currently exist on the parcel. The proposed project will require no cut and approximately 3,200 cubic yards of fill. The property is a 26,136 square foot parcel zoned CH and shown as Assessor's Parcel Number 067-200-005, located at 80 No. Patterson Avenue in the Goleta area, Second 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:

Anne Almy: Property is vacant. Proposed project consists of grading and retaining wall. zoning ordinance only allows grading and retaining walls when they are accessory to a principle use. Thus, P&D could not support the proposed grading and retaining wall. because there is no existing proposed principally permitted use on the property. Applicants should return when they are ready to propose a principally permitted use.

Public Comment:

Cecilia Brown: What type of project is proposed? Past proposals have been contentious. Traffic is an issue. Difficult to make a determination without knowing what use will result. Neighbors in adjacent residences have concerns.

Trudy Carey: Need to see the project in order to comment.

SBAR Comments:

- a. **Drainage area within CALTRANS right-of-way adjacent to and south of the proposed south retaining wall needs to be treated as a positive context element.**
- b. **Right-of-way needs to be considered in context with any project on this highly visible site.**
- c. **Other aspects of the proposal are important too. SBAR needs to review the grading, retaining walls and principal use as a whole project.**

7. **06BAR-00000-00003 Garbarino Residence Addition Goleta**
06LUP-00000-00025 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Thompson Naylor Architects, architect for the owners, Joel and Michele Garbarino, to consider Case No. 06BAR-00000-00003 for **preliminary/final approval of a residence additions of approximately 723 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,748 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-015, located at **713 La Buena Tierra** in the Goleta area, Second Supervisorial District. (Continued from 2/24/06)
- ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval f 06BR-00000-00003. The following comment was made by the Board of Architectural Review members present for this project:**
- COMMENT:**
- **SBAR supports project with applicants' new color board.**
- Motion: Project**
- received final approval with new color board.

Mission Canyon/Santa Barbara/Hope Ranch Areas

8. **05BAR-00000-00178 Lengsfelder New Residence Mission Canyon**
05LUP-00000-00920 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Tony Xiques, Design Systems, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00178 for **final approval of a new residence of approximately 1,690 square feet and a attached garage of approximately 532 square feet.** The following structures currently exist on the parcel: a garage of approximately 520 square feet to be demolished. The proposed project will not require grading. The property is a 5,277 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-211-002, located at **2997 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/12/05, 12/16/05 & 1/27/06)
- ACTION: Froscher moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to continue 05BAR-00000-00178 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- **Exterior color shall be La Habra Exterior Stucco Color Fallbrook, X-434 (Base 200).**
 - **All architectural details must be included in plans for final approval, including, but not limited to, eaves, doors, windowsills, ridges, and railings.**
- Motion: Return for final on consent.**
9. **05BAR-00000-00246 Froelicher Demo/New Residence Santa Barbara**
05LUP-00000-01097 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Jason Grant, architect for the owners, John and Karen Froelicher, to consider Case No. 05BAR-00000-00246 for **preliminary/final approval of a new residence of approximately 2,898 square feet and attached garage of approximately 430 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,100 to be demolished. The proposed project will require approximately 8.5 cubic yards of cut and no fill. The property is a 10,595 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-71-017, located at **489 El Sueno Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/04/05)
- ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval of 05BAR-00000-00246. The following**

comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Supports exemption from 25-foot height guideline.
- The retaining wall on east side appears as a barrier and uninviting. Agent should consider other design options, such as a stone wall with wood rails.

Motion: Final Approval with the required findings to exempt the residence from the 25 foot height guideline (allowing greater flexibility will better serve the interests of good design without negatively affecting neighborhood compatibility or the surrounding view shed). The applicant should consider alternate design options for the retaining wall.

10. 06BAR-00000-00061 Brown New Residence and Garage Santa Barbara
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**

Request of Mark Lloyd, agent for the owners, Jeff and Allison Brown, to consider Case No. 06BAR-00000-00061 for **conceptual review of a new residence of approximately 1,642 square feet square feet and detached garage of approximately 840 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 75 cubic yards of cut and approximately 60 cubic yards. The property is a 37.4 acre parcel zoned AG-I-10 & 40 AL and shown as Assessor's Parcel Number 153-070-015/-017, located at **1310 Barger Canyon Road** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **Porch is attractive and appropriate for a rural setting.**
- b. **As with the conceptual plans, the final plans should retain the simple design.**
- c. **Consider richer, darker exterior colors.**
- d. **Landscaping is appropriate.**
- e. **Return for preliminary/final on consent.**

11. 06BAR-00000-00070 Murray Residence Addition Hope Ranch
06CDH-00000-00029 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Applicable**

Request of Amy Taylor, architect for the owner, Anne Murray, to consider Case No. 06BAR-00000-00070 for **conceptual review of residence addition of approximately 1,259 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,949 square feet, detached garage of approximately 520 square feet, attached garage of approximately 594 square feet – attached garage to be demolished. The proposed project will not require grading. The property is a 2.3 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-004, located at **3975 Cuervo Avenue** in the Hope Ranch area, Second 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. **Very wide shape. Offset ridge with clipped hip roof appears asymmetrical.**
- b. **Elevations do not completely convey design. Need more information, including composition of materials. Sketches would be helpful.**
- c. **Architect needs to verify plate height for second story. Keeping plate height low is key to making wide shape (width) work. If plate height increases, further explore design options.**
- d. **Provide complete presentation for evaluating proposed addition: architect needs to add windows and doors to the elevations of existing residence.**

- e. Consider extending board and batten to east and west elevations of the proposed second story. Provide more details on elevations.
- f. Return for further conceptual review.

Toro Canyon/Summerland/Carpinteria Areas

12. **06BAR-00000-00068**
Chow Children Trust New Residence and Agriculture Building **Toro Canyon**

06CDP-00000-00022 (Lisa Martin, Planner) **Jurisdiction: Toro**
Request of Syndi Souter, agent for the owners, Chow Children Trust, Rodney H. Chow Trustee, to consider Case No. 06BAR-00000-00068 for **conceptual review of new residence (manufactured home) of approximately 1,200 square feet and steel agricultural building of approximately 800 square feet.** The following structures currently exist on the parcel: a mobile home of approximately 500 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 5.06 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 005-280-031, located at **3500 Foothill Road** in the Carpinteria/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:**
- Consider adding a covered porch and deck to residence. Could wrap-around or be limited to the front of the residence.
 - Exterior colors: green exterior, white trim and gray roof.
 - Return for preliminary/final approval
13. **06BAR-00000-00064**
Olson Residence Addition and Modification to Front Yard Setback **Toro Canyon**

06MOD-00000-00005 (Errin Briggs, Planner) **Jurisdiction: Toro**
Request of Christine Pierron, agent for the owner, Robert Olson, to consider Case No. 06BAR-00000-00064 for **conceptual review of a residence addition of approximately 176 square feet and request for a modification into the front yard setback by approximately 3 feet.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,048 square feet, and three sheds of approximately 100 square feet each. The proposed project will not require grading. The property is a 12,367 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-363-013, located at **3118 Via Real** in the Toro Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. BAR supports project and will make the required findings (#3, 4 and 6) for a modification to the front yard setback.
 - b. Project noticed for conceptual review. Return for preliminary/final (full BAR; not consent as BAR must make findings for the modification).
14. **05BAR-00000-00117** **Severy New Residence and New Guest House** **Toro Canyon**

05LUP-00000-00493 (Holly Bradbury, Planner) **Ridgeline: N/A**
Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00117 for **final approval of a new residence of approximately 2,799 square feet, guest house of approximately 536 square feet and garage of approximately 888 square feet.** No structures currently exist on the parcel. The proposed project will approximately 890 cubic yards of cut and 828 cubic yards of fill. The property is a 1.65 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-067, located at **2882 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05 & 9/9/05)

ACTION: Froscher moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Donaldson absent) to continue 05BAR-00000-00117 for further final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Colors and building materials are acceptable.
- Need landscaping plans.
- Continued; return with landscape plans for further final approval with landscape plan.

15. 05BAR-00000-00090 Severy New Residence and New Guest House Toro Canyon
05LUP-00000-00939 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Rural

Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00090 for **further final approval of a new residence of approximately 5,714 square feet, a garage of approximately 834 square feet and guest house of approximately 535 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 875 cubic yards of cut and 810 cubic yards of fill for the residence and 5 cubic yards of cut and 75 cubic yards of fill for the guesthouse. The property is a 5.25 acre zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05, 11/04/05 & 3/10/06)

ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval of 05BAR-00000-00090. The following condition was made by the Board of Architectural Review members present for this project:

CONDITION:

- Colors and building materials are acceptable.
- Landscape plan is satisfactory.
- Motion: Final approval.

16. 06BAR-00000-00072 Short New Residence and Attached Garage Toro Canyon
06CDH-00000-00015 (Erinn Briggs, Planner) Jurisdiction: Coastal, Toro Canyon

Request of Robert Senn, architect for the owners, Robert and Linda Short, to consider Case No. 06BAR-00000-00072 for conceptual review of a new residence of approximately 1,326 net square feet with attached garage of approximately 244 net square feet. No structures currently exist on the parcel, previous residence demolished October, 2005: The proposed project will not require grading. The property is a 10,801 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-058, located at 3273 Padaro Lane in the Carpinteria area, First Supervisorial District.

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

COMMENTS:

- Project looks good.
- Return for preliminary/final approval on consent.

17. 05BAR-00000-00277 Cima Del Mundo Partner LLC New Residence Toro Canyon
05LUP-00000-01201 (Peter Lawson, Planner) Jurisdiction: Ridgeline - Urban

Request of Don Nulty, architect for the owner, Cima Del Mundo partner LLC, to consider Case No. 05BAR-00000-00277 for **final approval of new residence and garage of approximately 7,859 square feet with a basement of 2,500 square feet, an attached garage of approximately 1,200 square feet, a cabana of approximately 800 square feet, and guest house of approximately 800 square feet, a pool and tennis court.** No structures currently exist on the parcel. The proposed project will require approximately 4,900 cubic yards of cut and fill. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-020,

located at **815 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District. (Continued from 12/16/05 & 3/10/06)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval of 05BAR-00000-00277. The following conditions were made by the Board of Architectural Review members present for this project:

CONDITIONS

- a. **Increase width of columns for residence (west elevation) to 24 inches.**
- b. **Exterior color shall be Balsam Bark (8224M, Frazee Paint) or an equivalent color.**
- c. **Add 15 additional oaks (*Quercus agrifolia*) to the landscape plan to avoid open lawn areas and otherwise help protect character of existing landscape. (BAR added trees to landscape plan.)**

Motion: Final approval subject to conditions a, b, and c.

18. 05BAR-00000-00251 O'Neil Residence Addition and New Garage Summerland
(No Planner Assigned) **Jurisdiction: Summerland**

Request of Richard Johnson, architect for the owner, Jeffrey O'Neil, to consider Case No. 05BAR-00000-00251 for **further conceptual review of a residence addition of approximately 350 square feet and new garage of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,443 square feet. The proposed project will not require grading. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at **2551 Wallace Avenue** in the Summerland area, First Supervisorial District. (Continued from 11/04/05)

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

COMMENTS:

P&D Staff Comments:

Peter Imhof: Parcel is designated and zoned Recreation and includes an existing residence. New residences and accessory structures are not permitted uses in this zone district and, therefore, the existing residence is a legal non-conforming use. Zoning ordinance (Article II) does not allow non-conforming uses to be enlarged. Proposed residence addition and new garage are not allowable without a redesignation and rezone and California Coastal Commission certification. Residence also raises height and other issues.

SBAR Comments:

- **From Highway 101, whimsical nature of design is pleasant. Project would strengthen character of community.**
- **Project would not block views to ocean.**
- **SBAR generally supports design, including height as proposed.**

19. 05BAR-00000-00281 Adizes New Residence Carpinteria
(No Planner Assigned) **Jurisdiction: Ridgeline - Rural**

Request of Bill Wolf of Pacific Architects, architect for the owners, Ichak and Nurith Adizes, to consider Case No. 05BAR-00000-00281 for **further conceptual review of a new residence of approximately 7,131 square feet and garage of approximately 650 square feet and pool house of approximately 847 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-190-042, located at **6404 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/05)

ACTION: C. Roberts moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Dole and Donaldson absent) to drop and continue 05BAR-00000-00281 from the agenda at the request of the applicant. See Agenda Status Report.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Valerie Froscher moved, seconded by Chris Roberts, and carried by a vote of 5 to 0 (Robin Donaldson absent) that the meeting was adjourned until 9:00 A.M. on Friday, May 12, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:10 P.M.

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