



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 24, 2009**

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

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

### **COMMITTEE MEMBERS PRESENT:**

Will Rivera	Chair
Laurie Romano	Vice Chair
Martha Gray	
Jeremy Roberts	
Glen Morris	
Steve Willson	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

**COMMITTEE MEMBERS ABSENT:** Chris Roberts

**REPORTERS:** Santa Barbara News Press, Matt Bloise

**NUMBER OF INTERESTED PERSONS:** Approximately 5±

### **ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** Jeff Lindgren, Isla Vista Redevelopment Agency, invited the SBAR members to the Pardall Streetscape Improvement Opening Party in Isla Vista.
- II. AGENDA STATUS REPORT:** J. Roberts moved, seconded by Romano and carried by a vote of 5 to 0 (Willson and C. Roberts absent) to:
  - Drop Item C-2 08BAR-00000-00271 Cushman New Residence, Guesthouse and Garages from the agenda at the request of the applicant.
- III. MINUTES:** J. Roberts moved, seconded by Romano and carried by a vote of 5 to 0 (Willson and C. Roberts absent) to approve the Minutes of May 10, 2009 as revised.

### **IV. CONSENT AGENDA:**

- C-1. 09BAR-00000-00025 Marotto New Garage Building Goleta**  
08CDP-00000-00196 (Lisa Martin, Planner) **Jurisdiction: Goleta**  
Request of Dave Delorie, agent for the owners, Ron and Sandi Marotto, to consider Case No. 09BAR-00000-00025 for **final approval on consent of a new garage of approximately 1,367 net square feet (1,456 square feet gross)**. The following structure currently exists on the parcel: a residence of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 079-262-001, located at **153 Vereda Cordillera** in the Goleta area, Third Supervisorial District. (Continued from 3/13/09, 3/27/09 & 4/10/09)

**ACTION:** Romano moved, seconded by Morris and carried by vote of 4 to 0 (C. Roberts, J. Roberts, and Morris absent) to grant final approval on consent of 09BAR-00000-00025.

**C-2. 08BAR-00000-00271 Cushman New Residence, Guesthouse and Garages Santa Barbara  
08LUP-00000-00717 (Sarah Clark, Planner) Jurisdiction: Goleta**

Request of Gregory C. Jenkins, architect for the owners, Lee and Kathryn Cushman, to consider Case No. 08BAR-00000-00271 for **final approval on consent of a new residence with garage of approximately 5,089 square feet and guesthouse with garage of approximately 998 square feet.** The following structure currently exists on the parcel: a shed of approximately 288 square feet. The proposed project will require approximately 500 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 40 acre parcel zoned MT-40 and shown as Assessor's Parcel Number 153-170-024, located at **1755 N. Fairview Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09 & 4/10/09)

**ACTION: Romano moved, seconded by Morris and carried by vote of 4 to 0 (C. Roberts, J. Roberts, and Morris absent) to drop 08BAR-00000-00271 from the agenda at the request of the applicant.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None**

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**1. 09BAR-00000-00055 T-Mobile at Hollister ROW Santa Barbara  
09CUP-00000-00013 (Megan Lowery, Planner) Jurisdiction: Permit Condition**

Request of Karl Forrester, SureSite Consulting Group, LLC, agent for the owners, Omnipoint Communications Inc., to consider Case No. 09BAR-00000-00055 for **conceptual review of a new wireless telecommunications facility. The antenna support structure is designed as a utility pole, and associated equipment would be vaulted underground. The project area would be approximately 144 square feet.** The following structures currently exist on the parcel: a wooden utility pole of an approximately 25 ft. AGL. The proposed project will not require grading. The property is in the right-away located at 5038 Hollister Avenue in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- a. **SBAR is uncomfortable with the height of the pole and its location in the Hollister Avenue ROW; project would add to the visual clutter of the streetscape resulting in a visual impact on the Hollister Avenue travel corridor.**
- b. **Strong concern that approving this project as presented would create a precedent for more of these functional, but aesthetically objectionable, solutions to proliferate throughout the County; need more emphasis on neighborhood compatibility, not just a technological solution.**
- c. **Seek alternative location; a lease area in the ag lots to the north and east of the currently proposed site would allow a facility to recede from prominence in the public viewshed and become a windmill.**
- d. **Consider lowering the height of the pole if it is technologically feasible.**

**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.**

2. **06BAR-00000-00220**

**T-Mobile/Sprint/ Verizon at Vincent Farms**

**Goleta**

03CUP-00000-00022 (Megan Lowery, Planner)

**Jurisdiction: Permit Condition**

Request of Tricia Knight, agent for SAC Wireless, on behalf of Verizon Wireless, to consider Case No. 06BAR-00000-00220 for **further conceptual of a new wireless telecommunications facility, to accommodate three separate telecommunications carriers. The antenna support structure is designed as a water tank, and associated equipment would be bunkered behind the hill in a (a49'4" x 30'8") equipment area enclosed with a CMU retaining wall.** The following structures currently exist on the parcel: a residence and agricultural outbuildings. Grading to be determined. The property is a 53.65 acre parcel zoned AG and shown as Assessor's Parcel Number 079-090-008, located at **230 Winchester Canyon Road** in the Goleta area, Third Supervisorial District. (Continued from 9/22/06 & 3/30/07 & 11/14/08)

**COMMENTS:**

- a. **Applicant has been before the SBAR several times and has responded cooperatively to SBAR direction improving the project with every design modification. SBAR commends applicant.**
- b. **In general, SBAR is satisfied with the concept of the project (water tower on the hill, equipment bunkered into back of hillside with CMU wall surrounds, possibly with plaster coat, and cattle guard rails)**
- c. **Minimize height of and step CMU block wall. Use cattle guard fencing to keep wall as low as possible. Eliminate chain link gate in favor of cattle guard gate. Blackened beam too dark for equipment area. Return with east elevation of walls.**
- d. **Re., the water tower: distressed wood color is supportable; members supporting tower appear oversized; return with details.**
- e. **Return for preliminary/final approvals.**

**Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval.**

3. **08BAR-00000-00004**

**T-Mobile/Clearwire at Santa Barbara Coroner's Office**

**Santa Barbara**

07CUP-00000-00073 (Megan Lowery, Planner)

**Jurisdiction: Design Overlay**

Request of Scott Dunaway, of SureSite for T-Mobile, to consider Case No. 08BAR-00000-00004 for **preliminary and final approval of a new telecommunications facility to accommodate two carriers. The antenna support structure is designed as a 50-foot tall faux eucalyptus tree, and two equipment areas, T-Mobile (18'10" x 24'4") and Clearwire (6' x 9'), would be located at the base of the faux tree enclosed by an 8-foot chain link fence with slats.** The following structures currently exist on the parcel: project sits adjacent to cemetery and coroner office. The proposed project will not require grading. The property is zoned PI and shown as Assessor's Parcel Number 061-040-027, located at **66 S. Antonio Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08 & 5/23/08)

**COMMENTS:**

- a. **Project received preliminary approval with the following conditions:**
  - o **Fence shall be lowered to a maximum height of six feet and shall have no slats.**
  - o **Add "side branches" of at least five different diameters to all three poles to create the more random appearance of a tree.**
- b. **Return with photo of actual product.**

**ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 1 (C. Roberts and Morris absent, Romano opposed) to grant preliminary approval of 08BAR-0000-00004. Applicant to return for final approval on consent.**

### Isla Vista/Goleta

**4. 09BAR-00000-00024 Budgett/Mulfinger Residence Addition Santa Barbara**

**09MOD-00000-00001, 09LUP-00000-00075 (Nicole Mashore, Planner) Jurisdiction: Goleta**

Request of Scott Branch, architect for the owners, Graham Budgett and Jane Mulfinger, to consider Case No. 09BAR-00000-00024 for **further conceptual review of residence addition of approximately 243 square feet and interior remodel of approximately 521 square feet. The project includes a request for a modification to allow encroachment of 12.8% into the required front yard setback.** The following structures currently exist on the parcel: a residence of approximately 1,339 square feet, attached garage of approximately 329 square feet and guest house of approximately 399 square feet. The proposed project will not require grading. Two small trees would be removed. The property is a .45 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-010, located at **567 Via Rueda** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/13/09)

**COMMENTS:**

- **Project is ready for preliminary approval.**
- **Only concern is that new shingles should match existing. If not, whole roof should be re-shingled.**

**Project received further conceptual review only, no action was taken. Applicant to return for preliminary approval.**

**5. 08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara**

**08LUP-00000-00157 (Eric Gage, Planner) Jurisdiction: Goleta**

Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for **final approval to partially demolish an approximately 900 square foot single story residence and rebuild a new one and partial two story residence of approximately 2,515 square feet of net floor area (2718 square feet gross) with a new attached two car garage of approximately 441 square feet of net floor area (484 square feet gross).** The following structure currently exists on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/23/08, 7/25/08 & 8/22/08)

**COMMENTS:**

- **SBAR thanks the applicant for making the quantum leap to this new design and for working with the neighbors and the SBAR.**
- **Project received final approval with the condition that no irrigation shall be installed under the existing oak.**

**ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to grant final approval of 08BAR-0000-00071.**

**6. 08BAR-00000-00247 Morrison Residence Remodel Santa Barbara**

**08LUP-00000-00247 (Eric Gage, Planner) Jurisdiction: Ridgeline - Rural**

Request of Dennis Thompson, architect for the owner, Mary Anne Morrison, to consider Case No. 08BAR-00000-00247 for **preliminary/final approval of a residence remodel of approximately 2,147 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,147 square feet with attached garage of approximately 555 square feet and storage shed of approximately 435 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-120-008, located at **5617 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/05/08)

**ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to grant preliminary/final approval of 08BAR-00000-00247.**

**7. 07BAR-00000-00200 Skidmore Single Family Dwelling Santa Barbara**  
**07ZCI-00000-00043 (Sarah Clark, Planner) Jurisdiction: Goleta**

Request of Bob Easton, architect for the owners, Dottie and Jack Skidmore, to consider Case No. 07BAR-00000-00200 for **preliminary approval of a new residence of approximately 4,544 square feet with an attached garage of approximately 451 square feet.** No structures currently exist on the property. The proposed project will require approximately 267 cubic yards of cut and approximately 427 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-026, located at **1230 San Antonio Creek Road** in the Goleta area, Second Supervisorial District. (Continued from 9/7/07 & 11/30/07)

**COMMENTS:**

- **Consider moonlights (downcast) in trees rather than uplighting trees. Employ restraint in the number of tree lights.**
- **Project received preliminary approval.**
- **Return with detailed landscape plan and irrigation plan (schematic ok) for final on consent.**

**ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 0 to 1 (C. Roberts and Morris absent, Gray abstains) to grant preliminary approval of 07BAR-00000-00200. Applicant to return for final approval on consent at the May 8, 2009 meeting.**

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

**8. 09BAR-00000-00050 Turner Residence 2<sup>nd</sup> Story Addition, Conversion Hope Ranch**  
**09CDP-000000-00017 (Brian Banks, Planner) Jurisdiction: Ridgeline**

Request of Tony Spann, Harrison Design Association, architect for the owner, Daphne Turner, to consider Case No. 09BAR-00000-00050 for **preliminary/final approval of residence 2<sup>nd</sup> story addition of approximately 1,172 square feet, conversion of approximately 215 square feet of garage bay to hobby room, minor interior remodel and two trellis .** The following structures currently exist on the parcel: a residence of approximately 4,958 square feet and three car garage of approximately 635 square feet. The proposed project will require will not require grading. The property is a 3.25 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-062-025, located at **4426 Via Bendita** in the Hope Ranch area, Second Supervisorial District. (Continued from 4/10/09)

**COMMENTS:**

- **Project received preliminary approval.**
- **Return for final on consent after receiving final approval from Hope Ranch.**

**ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to grant preliminary approval of 09BAR-00000-00050. Applicant to return for final approval on consent at the meeting of May 8, 2009.**

**9. 07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara**  
**07DVP-00000-00031 (Alex Tuttle, Planner) Jurisdiction: DVP**

Request of Jeff Nelson, applicant, to consider Case No. 07BAR-00000-00279 for **preliminary approval 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 3,100 to 4,400 square feet with garages ranging from 300 to 500 square feet. The affordable unit is approximately 1,000 square feet. Landscaping and other site improvements are also proposed.** 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 7,600 cubic yards of cut and approximately 4,900 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, 4/11/08, 6/06/08, 8/08/08, 9/19/08, 3/13/09 & 3/27/09 & 4/10/09)

**COMMENTS:**

- **Re., Lot 13:**
  - SBAR thanks the applicant for exploring ideas proposed by SBAR at previous hearings. Juliette balcony helps break up north elevation massing; consider breaking up more of the terrace.
  - Trees along the north elevation and at the north west corner of Lot 13 shall be planted at 24" minimum box sizes; shrubs in this area also to be planted at large sizes. Intent is to get immediate landscape screening.
  - Second story shall have an eight foot plate height to resolve the tall, side-loaded massing.
- **Re., walls and fencing:** Stucco retaining walls to be different color than houses.
- **Re., landscaping:**
  - Landscape architect appears to have addressed SBAR comments re., planting along Patterson.
  - Detailing submitted for final approval will need to show a naturalized landscape throughout the project.
  - Hedges shall not be a predominate design element in the project.
  - Consider a four foot planter wall at 14 foot retaining wall to break up height and mass.
  - Consider lowering front gate to eight feet in height.
  - Add boulders to planting bed above sandstone boulder retaining wall.
  - Return with fully resolved landscape plans for each lot drawn at 1"=10'.
- Project received preliminary approval with comments and conditions.

**ACTION:** Willson moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts, J. Roberts and Morris absent) to grant preliminary approval of 07BAR-00000-00279.

**10. 08BAR-00000-00125**  
Morrison/Wise Partial Demolition/Conversion and New Residence Santa Barbara  
09LUP-00000-00048 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of David Gatson, agent for the owners, Ashley Morrison and Eric Wise, to consider Case No. 08BAR-00000-00125 for **further conceptual review/preliminary approval of a partial demolition of the existing residence of approximately 926 square feet and relocation and conversion of the same to an 800 square foot artist studio, and construction of a new approximately 2,250 square foot two-story single family dwelling with attached garage of approximately 594 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 926 square feet and deck. The proposed project will require approximately 7 cubic yards of cut and fill. The property is a 0.41 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-340-018, located at **749 Hope Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/08 & 9/5/08 & 3/27/09)

**COMMENTS:**

- a. SBAR supports removing the *Grevillia*.
- b. Modifying a modular home into a Spanish Colonial style is an inherently difficult design problem. Project does not have the massing or architectural detailing that a Spanish Colonial home would have, and it is the detailing and proportions that make this style work. For example, the project is very boxy; the proportions of the headers at windows is too small; the arch up against a rectangular door is unacceptable; windows are not deeply set into the walls; "s" tile is inappropriate, etc.
- c. The project lacks architectural harmony. Although it is an improvement over what was presented before, it remains an unsuccessful piece of architecture.
- d. Project is top heavy; second story roof is too high; second story should be reduced to an eight foot plate height.
- e. Project lacks four sided architecture; needs uniformity and consistency. Garage appears tacked on.
- f. SBAR recommends that applicant study the style of architecture desired and be consistent with the language of the desired style throughout the house.

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review and preliminary approval.

## Toro Canyon/Summerland/Carpinteria Areas

11. **09BAR-00000-00053**  
**Hana Enhanced Vapor Recovery Phase II Fuel Upgrade** **Summerland**  
**09CDH-00000-00019** (Brian Banks, Planner) **Jurisdiction: Commercial**  
Request of Ted Darby, agent for the owner, Robertson Trust, to consider Case No. 09BAR-00000-00053 for **conceptual review/preliminary/final approval of an enhanced vapor recovery tank and enclosure measuring approximately 40 square feet and 10 feet in height.** The following structures currently exist on the parcel: market and gas pumps of approximately 2,500 square feet. The proposed project will not require grading. The property is a 12,197 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland Avenue area, First Supervisorial District.
- COMMENTS:**  
**Public comment: Mary Holzhauer, Tom Evans**  
a. **SBAR is concerned about the height of the unit and it's proximity and visibility from Lillie Ave.**  
b. **Explore re-siting the unit to allow for screen plantings between the unit and Lillie Ave.**  
c. **Consider reorienting the unit horizontally.**  
d. ***Ficus pumila* is an inappropriate choice for chainlink fence application.**
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual/preliminary/final approval.**
12. **09BAR-00000-00017 Czyzyk New Residence, Garage, Guesthouse & Pool** **Summerland**  
**09CDP-00000-00009** (Eric Gage, Planner) **Jurisdiction: Summerland**  
Request of Bob Easton, architect for the owner, Joseph A. Czyzyk, to consider Case No. 09BAR-00000-00017 for **further conceptual review of a new residence of approximately 6,597 square feet with a basement of approximately 1,061 square feet, garage of approximately 872 square feet, guest house of approximately 760 feet and a pool.** No structures currently exist on the parcel. The proposed project will require approximately 2,436 cubic yards of cut and approximately 2,348 cubic yards of fill. The property is a 5.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006, located at **2325 Ortega Ranch Road** in the Summerland area, First Supervisorial District. (Continued from 2/13/09 and Site Visit 3/13/09, 3/27/09 & 4/10/09)
- COMMENTS:**  
**Public comment: Greg Harding, Chris Connor, Trung Mai, Tom Evans.**  
a. **SBAR supports basic concept of project with the following comments.**  
b. **SBAR appreciates work done to address all SBAR comments. The project is substantially improved by being downsized. No problem with the architecture.**  
c. **Massing should continue to be resolved through continued restudy and reduction.**  
d. **Revised grading plan is helpful. Consider rotating house to follow the contours.**
- Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval.**
13. **08BAR-00000-00236 Knee Demolition / New Residence and Garage** **Carpinteria**  
**08CDH-00000-00041** (J. Ritterbeck Planner) **Jurisdiction: Coastal**  
Request of Loren Solin, architect for the owners, Mr. and Mrs. Kevin Knee, to consider Case No. 08BAR-00000-00236 for **preliminary/final approval of a new residence of approximately 2,483 square feet and detached garage of approximately 440 square feet.** The following structures currently exist on the parcel: a residence of approximately 978 square feet and detached garage of approximately 421 square feet (to be demolished.) The proposed project will not require grading. The property is a 19,550 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-002, located at **4405 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 11/14/08)

**COMMENTS:**

- **Project received preliminary approval with the following comments.**
  - **Very good looking house. Materials and colors are great.**
  - **Conform columns at garage to columns at house.**
  - **Garage at south elevation could use three openings between four columns or two columns to span the entire distance.**
  - **Consider eliminating attic vents and use a different method.**
  - **Consider eliminating stone planter in front yard.**
  - **Consider reducing amount of lawn.**
  - **Return for final on consent.**

**ACTION: Rivera moved, seconded by Morris and carried by a vote of 4 to 0 (Rivera, C. Roberts and J. Roberts absent) to grant preliminary approval of 08BAR-0000-00236. Applicant to return for final approval on consent at the meeting of May 8, 2009.**

**14. 03BAR-00000-00147 Pollock New Mixed-Use Building Summerland**  
**05DVP-00000-00008 (J. Ritterbeck, Planner) Jurisdiction: DVP**

Request of Michelle McToldridge, architect for the owner, Dr. Joseph Pollock, to consider Case No. 03BAR-00000-00147 for **further conceptual review of a development plan to include construction of one new mixed use building with 2,490 square feet commercial space on the first floor and 1,827 square feet of residential space on the second floor. A new parking area and driveway exit onto Varley Avenue would be constructed. Five commercial structures currently exists onsite. The existing greenhouse building and lamp shade shop would be demolished as part of this project. The existing coffee shop, rug shop and historic post office building would remain onsite.** The proposed project will require approximately 750 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 19,043 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-185-001, located at **2360 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 6/20/03, 7/11/03, 3/12/04, 12/08/06 & 9/05/08)

**COMMENTS:**

**Public comment: Tom Evans**

- a. **Design has improved though project is getting too big and too tall.**
- b. **Restudy roof to reduce appearance of mass; consider installing solar panels in a flat well.**
- c. **Break up massing of the building so that it looks like an amalgamation of buildings.**
- d. **Tower needs to be restudied in respect to its overall shape, the relationship between its windows and integration of adjacent roofline. Tower may be unnecessary.**
- e. **At east elevation, first floor roof needs to terminate decisively – potentially at the chimney.**
- f. **Open the carports; consider using columns instead of partial walls.**
- g. **Use handrails at stairs and consider using a railing at the porch.**
- h. **Recommend attending IBRC now rather than later in the development of the design.**
- i. **Return for further conceptual.**

**Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review.**

**15. 08BAR-00000-00093**  
**3282 Beach Club Trust Residence Additions/Remodel, Watchman's Trailer Summerland**  
**08CDH-00000-00014/08CDP-00000-00055 (Errin Briggs, Planner) Jurisdiction: Summerland**  
**08CUP-00000-00027/08LUP-00000-00211**

Request of Michael Lilly, agent for the owner, Timothy Hctor, Trustee of the 3283 Beach Club Drive Family Trust, to consider Case No. 08BAR-00000-00093 for **further conceptual review of a residential remodel, addition totaling approximately 150 square feet, watchman's trailer with loft of approximately 798 square feet and a comprehensive landscaping and restoration plan. (Also included but not for SBAR review a detached residential second**

**unit of approximately 1,118 square feet.)** The following structures currently exist on the parcel: a gazebo of approximately 468 square feet, temporary metal storage containers totaling 1,829 square feet, detached garage with attached carport and accessory structure of approximately 1,267 square feet and miscellaneous structures including a tree house and free standing wood deck. The proposed project will not require grading. The property is a 17.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-009, located at **2825 Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 6/20/08 & 4/10/09)

**COMMENTS:**

- **Project received preliminary approval for the remodeling of the two existing residences (as it had previously) and the relocation of the Watchman's trailer.**
- **Project to return with a more detailed Landscape plan and restoration plan.**

**Project received revised conceptual review only, no action was taken. Applicant to return for preliminary approval.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Laurie Romano moved, seconded by Glen Morris, and carried by a vote of 4 to 0 (Will Rivera, Chris Roberts and Jeremy Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, May 8, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:15 P.M.