



# COUNTY OF SANTA BARBARA

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**Revised  
SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of April 25, 2008**

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

**Revisions: The Approved SBAR Minutes of April 25, 2008 were re-considered for corrections made to the following items: #13 08BAR-00000-00069 Cook New Residence 1451 Orange Grove Avenue; #14 08BAR-00000-00068 Burke/Cook New Residence 1453 Orange Grove Avenue and #15 08BAR-00000-00067 Burke New Residence 1449 Orange Grove Avenue. See Revised Minutes below.**

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:10 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

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

**COMMITTEE MEMBERS ABSENT:** Full Board Present.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15±

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT: None.**

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

- Continue Item No. 8 07BAR-00000-00244 Bischoff/Odell Single Family Dwelling to the meeting of June 6, 2008 at the request of the applicant.
- Added Item No. 8 08BAR-00000-00073 Sorenson Residence Addition/New Garage to the agenda at the request of the applicant.
- Continued Item No. C-4 07BAR-00000-00246 Toms Aquillino Single Family Dwelling from the agenda at the request of the applicant.
- Continued Item No. 11 07BAR-00000-00300 Duca New Horse Barn/Entry Gate to the meeting of May 23, 2008 at the request of the applicant.

**III. MINUTES:** Rivera moved, seconded by Romano and carried by a vote of 7 to 0 to approve the minutes of April 11, 2008.

**IV. CONSENT AGENDA:**

- C-1. 06BAR-00000-00176                      Nguyen New Residence                      Summerland**  
**06CDP-00000-00078 (Holly Bradbury, Planner)                      Jurisdiction: Summerland**  
Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **final approval on consent of a new residence of approximately 2,200 square feet, basement of approximately 491 square feet, and garage of approximately 496 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 451 cubic yards of cut and approximately 397 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, 9/7/07, 9/21/07, 11/02/07, 12/14/07, 3/14/08, 3/28/08 & 4/11/08)  
**ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 7 to 0 to grant final approval on consent of 06BAR-00000-00176.**
- C-2. 06BAR-00000-00257                      Beach Club Family Trust New Residence                      Carpinteria**  
**06CDH-00000-00044 (Nicole Mashore, Planner)                      Jurisdiction: Toro Canyon**  
Request of James V. Coane & Associates, architect for the owners, Beach Club Family Trust, to consider Case No. 06BAR-00000-00257 for **preliminary/final approval on consent of a new residence of approximately 2,602 square feet and attached underground garage and basement of approximately 868 square feet.** No structures currently exist on the parcel. The proposed project will require will 923 cubic yards of cut and less than 50 cubic yards of fill. The property is a 14,743 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-019, located at **3280 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07, 2/23/07, 3/16/07, 3/30/07, 4/27/07, 5/25/07 & 4/11/08)  
**ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 7 to 0 to grant final approval on consent of 06BAR-00000-00257.**
- C-3. 06BAR-00000-00259                      Beach Club Family Trust New Residence                      Carpinteria**  
**06CDH-00000-00045 (Nicole Mashore, Planner)                      Jurisdiction: Toro Canyon**  
Request of James V. Coane & Associates, architect for the owners, to consider Case No. 06BAR-00000-00259 for **preliminary/final approval on consent of a new residence of approximately 2,834 square feet and with attached garage of approximately 626 square feet and new landscaping.** No structures currently exist on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 95 cubic yards of fill. The property is a 17,440.32 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-021, located at **3270 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07, 2/23/07, 3/16/07 & 4/11/08)  
**ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 7 to 0 to grant final approval on consent of 06BAR-00000-00259.**
- C-4. 07BAR-00000-00246                      Toms/Aquilino Single Family Dwelling                      Toro Canyon**  
**07LUP-00000-00782 (Seth Shank, Planner)                      Jurisdiction: Toro**  
Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **preliminary/final approval on consent of a new residence of approximately 1,872 square feet.** The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07, 1/04/08 & 4/11/08)  
**ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Gray absent) to continue 07BAR-00000-00246 to the meeting of May 23, 2008 at the request of the applicant. See Agenda Status Report.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- Chris Roberts reviewed the meeting procedures he will follow as Chair of the SBAR.
- Chris Roberts disclosed that he had been contacted by Mr. Richardson, who wanted to pay Chris to give him design advice on his landscaping, and Chris had declined.
- Laurie Romano contacted by Mr. Richardson to design landscape for him and declined.

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. Discussion Item      Mission Canyon Community Plan Briefing      Mission Canyon**

(David Lackie, Planner)

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

(Continued from 4/11/08)

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

**COMMENTS:**

- a. Hedges in the scenic corridor should be treated as fences with the same height restrictions as fences. Hedges should be manicured but should have a more natural feel.
- b. Don't need to specify natural materials for fences in the scenic corridor but do specify that fencing shall be consistent with the context of the area; applicants will need to provide the BAR with information on their site's surroundings. Do specify that walls of plaster with stucco are prohibited in the scenic corridor.
- c. SBAR workload associated with reviewing fences will be acceptable due to the importance of lowering the limits on exemptions; would be good to allow fences to go on the consent agenda, in light of workload. Staff to check bylaws.
- d. The aesthetic impact of allowing the third required car to be located in the front yard setback will need to be reviewed on a case by case basis; regardless, provisions should be made for requiring applicants to demonstrate hardship in order to propose a parking space in the front yard. BAR appreciates the allowance of tandem parking to help resolve the aesthetic issues associated with the prospective requirement for three parking spaces on site. Try to restrict the parking of RVs and boats in the front yard.
- e. BAR suggests that policy and ordinance allow homeowners to replace one broken nonconforming light fixture in kind.
- f. State in the Plan that oak and chaparral biomes are distinct characteristics of the Canyon.
- g. The Plan should be even more specific about vegetation/fuel management criteria.
- h. Mudslides are a more common hazard on Canyon soils than instability of underlying rock.
- i. Plan should include language restricting landscaping at intersections and along roadway bend and curves.

**Public Speaker: Ray Smith**

**2. 02BAR-00000-00258 Cavaletto/Noel Housing Development Goleta**  
(Alex Tuttle, Planner) Ridgeline: N/A

Request of Jeff Nelson, agent for the owners, Cavaletto Family LP, to consider Case No. 02BAR-00000-00258 for **conceptual review of a residential subdivision with 142 total new units, including 118 market rate units and 24 affordable units; the existing main residence would remain. Proposed development also includes a 2-3 acre creekside park, community pool and pool house, and a mixed use building for a small neighborhood café/market. Of the 143 total units, 59 would be attached units and 84 would be detached single family dwellings. The market rate units would range in size from approximately 1,400 square feet for the attached units to up to 3,800 square feet for the detached residences. The affordable units would range in size from 750 to 850 square feet.** The following structures currently exist on the parcel: a single family dwelling and Christmas Tree Farm. The property is a 25.9 acre parcel zoned AG-1.5 and shown as Assessor's Parcel Numbers 069-100-006, -051, -054 and -057, located at **555 Las Perlas** in the Goleta area, Second Supervisorial District. (Continued from 10/04/02 & 11/22/02)

**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of July 11, 2008. The following comments were made by the Board of Architectural Review members present for this project:**

**Will Rivera stepped down and did not participate.**

**COMMENTS:**

- a. **SBAR appreciates the idea of a park along the riparian corridor and believes that there needs to be continuity between the existing active park to the south and the park on the Cavaletto site; location of the commercial structure and swimming pool interrupt this continuity; BAR would like to see the park be open to the public (i.e., no locked gates). Applicant should clarify what level of public use is intended. Celebrate the creek. Consider both sides of creek where possible. Integrate geological setback area into the creek area as one amenity.**
  - b. **SBAR agrees with public speaker that neighborhoods appear to be segregated and should be mixed. Architecture should be better integrated and styles be made to blend better together. Project should not include socio-economic zones.**
  - c. **Some concern about institutional layout of triplexes and courtyard homes adjacent to long linear road; break up regimentation of housing types. Project doesn't look contextual and stands out by contrast; seems out of place and character.**
  - d. **Community center should be more centralized to the entire project to create community and not suburb.**
  - e. **While the BAR agrees that tree canopies along the street would block views of the power lines from the street, BAR would like to see power lines to be placed underground if possible.**
  - f. **Add bikeways into the development.**
  - g. **BAR is not supportive of the gated proposal.**
  - h. **Support interweaving of streets into surrounding neighborhood. BAR appreciates interconnection. Restudy juxtaposition of contrasting street alignments (grid v. curvilinear). BAR supports/prefers curvilinear streets to match surrounding streets.**
  - i. **BAR likes the distributed drainage concept.**
  - j. **Need to give affordable component as much attention as the rest of project.**
- Public Speakers: Tim Schmidt, Jan Tornquist. Letter received from Cecilia Brown.**

**3. 05BAR-00000-00059 Paradise Ivy New Mixed-Use Building Isla Vista  
05DVP-00000-00027 (Errin Briggs, Planner) Jurisdiction: C-2 Zone**

Request of Karl Kras, architect for the owner, Paradise Ivy New LLC, to consider Case No. 05BAR-00000-00059 for **further conceptual review/preliminary approval of a 3+ story mixed-use building of approximately 19,160 net square feet.** The following structures currently exist on the parcel: a commercial structure 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, Third Supervisorial District. (Continued from 4/15/05, 5/27/05, 7/08/05, 3/02/07 & 3/14/08)

**ACTION: Morris moved, seconded by J. Roberts and carried by a vote of 7 to 0 to grant preliminary approval of 05BAR-00000-00059. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Great project.**
- **Project received preliminary approval.**
- **Return for final with sign plan.**

**4. 08BAR-00000-00052 New Carls Jr. Fast Food Restaurant/Drive-Thru Santa Barbara  
08DVP-00000-00010 (Errin Briggs, Planner) Jurisdiction: Commercial**

Request of Stewart Voeltz – CKE Restaurants, Inc., agent for the owner, John Clay-GreenbergFarrow, to consider Case No. 08BAR-00000-00052 for **conceptual review of new commercial fast-food restaurant with drive-thru of approximately 2,830 square feet.** No structures currently exist on the parcel, site is currently vacant and was previously a service station. The proposed project will require no cubic yards of cut and approximately 2,500 cubic yards of fill. The property is a .67 acre parcel zoned CH – Highway Commercial and shown as Assessor's Parcel Number 067-230-032, located at **4791 Calle Real** in the Goleta area, Second 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. **Graded plinth with big blocky building on top, including lighted towers, appears inappropriate at the gateway to the PANA neighborhood. Project lacks human scale.**
- b. **Need to see existing and proposed grades; need information on the relationship of the proposed structures with the site and surrounding streets and businesses.**
- c. **South elevation needs improvement; currently unwelcoming.**
- d. **Restudy tower elements. Height variation is desirable.**
- e. **Need more variation in the architecture.**
- f. **Eliminate glass block and change stone veneer.**
- g. **There are concerns about pedestrian and vehicular circulation. Not a pedestrian friendly intersection and the proposed handicap access are unacceptable.**
- h. **Return with elevations of the trash area.**
- i. **Submit applications for signage and return with signage plans for BAR review.**
- j. **Planner to outline issues associated with the drive through. Return with information and for review only after application is deemed complete.**
- k. **BAR has concerns with access on Turnpike and its compatibility with freeway onramp.**
- l. **Consider adjacent proposed development (drive-thru proposal on other intersection corner).**

**Public Speakers: Kathy Lucian, Ann Crosby, Peggy Kearns.**

5. **Discussion Item**                      **County Animal Shelter Roof Alterations**                      **Santa Barbara**  
(No Assigned Planner)                      **Jurisdiction: Goleta**  
Request of Jean Pierre Aincart, architect for the owners, County of Santa Barbara, for **discussion of roof alterations to the County Animal Shelter**. The following structures currently exist on the parcel: dog kennels of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.43 acre parcel zoned Industrial/Miscellaneous and shown as Assessor's Parcel Number 071-220-032, located at **5473 Overpass Road** in the Santa Barbara area, Second Supervisorial District.  
**Project was a discussion item only, no action was taken. The following comment was made by the Board of Architectural Review members present for this project:**  
**COMMENT:**  
**Appropriate, straight forward responsive architectural solution.**
6. **08BAR-00000-00054**                      **T-Mobile Wireless Telecommunications Facility**                      **Santa Barbara**  
08CUP-00000-00017 (Heather Imgrund, Planner)                      **Jurisdiction: Goleta**  
Request of Scott Dunaway, SureSite Consulting Group, agent for the owners, Omnipoint Communications, Inc., to consider Case No. 08BAR-00000-00054 for **conceptual review of wireless telecommunications facility of approximately 210 square feet attached to a utility pole**. The following structures currently exist on the parcel: a wooden utility pole of approximately 45 feet high. The proposed project will not require grading. The parcel zoned E-1 and is adjacent to APN 059-290-041, located at 1069 San Antonio Creek Road in the Santa Barbara 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:**
  - **BAR appreciates the simple solution and the underground equipment area. Underground equipment needs at least eight to ten inches of soil cover. Screen a.c. vents.**
  - **Relocate transformer to ground and lower pole as much as possible to reduce visual difference in height between this pole and those to which it is connected.**
7. **08BAR-00000-00026**                      **Avolio Residence Addition**                      **Santa Barbara**  
07CDH-00000-00044 (Eric Gage, Planner)                      **Jurisdiction: Goleta**  
Request of Woody Boyce, agent for the owners, Glenn and Rosa Avolio, to consider Case No. 08BAR-00000-00026 for **further conceptual review of an addition to garage of approximately 240 square feet and a second story loft addition of approximately 411 square feet to the residence**. The following structures currently exist on the parcel: a residence of approximately 2,390 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. No trees are proposed for removal. The property is a 25,311 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-290-017, located at **1239 Orchid Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/14/08)  
**Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**  
**COMMENTS:**
  - a. **Inconsistent with Eastern Goleta Design Guidelines which speak against side loading a second story addition over a garage. Particularly problematic as the second story facing the street is very visible.**
  - b. **Proposed second story addition is not designed to look like part of original house; restudy windows; consider stepping wall planes back; whole end of building not worked out well.**
  - c. **Drawings include inconsistencies; SBAR therefore questions integrity of the drawings. Ensure that drawings match proposed plan and that they are drawn uniformly.**
  - d. **Uncomfortable with size, bulk and scale of the project.**

**8. 08BAR-00000-00073 Sorenson Residence Addition and New Garage Santa Barbara  
08LUP-00000-00145 (Jim Heaton, Planner) **Jurisdiction: Goleta****

Request of John Beauchamp, architect for the owners, Mark and Kelly Sorenson, to consider Case No. 08BAR-00000-00073 for **conceptual review of a residence addition of approximately 754 square feet and demolition and rebuild of a garage of approximately 680 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,556 square feet and garage of approximately 499 square feet. The proposed project will require approximately 145 cubic yards of cut and no fill. The property is a 10,541 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-224-006, located at **4895 La Gama Way** in the Santa Barbara area, Second Supervisorial District.

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

**COMMENTS:**

- **Fine addition.**
- **Return for preliminary/final, full board.**

**9. 07BAR-00000-00320 Lindsey Residence Addition Santa Barbara  
07LUP-00000-00679 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban****

Request of Steve Lindsey, owner, to consider Case No. 07BAR-00000-00320 for **further conceptual review of a third-story residence addition of approximately 239 square feet exterior remodeling, and a new detached one-car garage of approximately 240 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,544 square feet. The proposed project will not require grading. The property is a 6,360 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-026, located at **2965 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/18/08)

**Project received further conceptual review, 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:**

**COMMENT:**

- a. **Design vision is great but proposal is busy; need to simplify architecture and harmonize; roof slopes should match; garage elevation appears different than the rest of the house; restudy windows over balcony.**
- b. **Front elevation appears acceptable; rear elevation may be problematic; applicant to return with photos of home as seen from the rear and public viewing points for context. Restudy spacing of posts at rear elevation.**
- c. **Restudy parapet at east elevation.**
- d. **Add landscaping.**

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

**10. 07BAR-00000-00288 Aiken Demolition/New Residence and Workshop Hope Ranch  
08LUP-00000-00038 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban****

Request of Tracey Burnell, architect for the owners, Doug and Pat Aiken, to consider Case No. 07BAR-00000-00288 for **further conceptual review/preliminary approval of a demolition of an existing residence of approximately 3,375 square feet and rebuild of a new residence of approximately 5,484 square feet with a workshop of approximately 280 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,375 square feet. The proposed project will require approximately no cubic yards of cut and approximately 350 cubic yards of fill. The property is a 1.3 acre parcel zoned 1.5 -EX-1 and shown as Assessor's Parcel Number 063-044-004 located at **975 Canon Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/30/07)

**ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00288. Applicant to return for final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Nice job responding to all the comments in a successful way; very cohesive strong architecture.**
- **Model helps; eliminating pool helps.**
- **Project received preliminary approval; return for final before full board.**

**Toro Canyon/Summerland/Carpinteria Areas**

11. **07BAR-00000-00300 Duca New Horse Barn and Entry Gate Toro Canyon**  
07CDH-0000-00034, 07CDP-00000-00122 (Sarah Clark, Planner) **Jurisdiction: Toro/Coastal**  
Request of Loren Solin, architect for the owner, Suzanne Duca, to consider Case No. 07BAR-00000-00300 for **preliminary/final approval of new horse barn of approximately 995 square feet with covered storage of approximately 213 square feet, new entry gate and driveway.** The following structures currently exist on the parcel: a residence of approximately 2,603 square feet and garage/workroom of approximately 1,192 square feet. The proposed project will not require grading. The property is a 3.04 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-038, located at **3001 Padaro Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 12/14/07)  
**ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Gray absent) to continue 07BAR-00000-00300 to the meeting of May 23, 2008 at the request of the applicant. See Agenda Status Report.**
12. **08BAR-00000-00028 Rahmani New Gazebo/BBQ/Fireplace Toro Canyon**  
08LUP-00000-00051 (Brian Banks, Planner) **Jurisdiction: Toro Canyon**  
Request of Faramarz Matloob, architect for the owner, Mashi Rahmani, to consider Case No. 08BAR-00000-00028 for **preliminary/final approval of the demolition of existing gazebo of approximately 400 square feet, addition of new gazebo of approximately 480 square feet, new pergola of approximately 200 square feet and new barbecue of approximately 120 square feet.** The following structures currently exist on the parcel: a residence of approximately 9,155 square feet, garage of approximately 1,163 square feet and cabana of approximately 630 square feet with attached 420 foot covered deck and 400 square foot gazebo. The proposed project will not require grading. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-030-024, located at **2785 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/14/08)  
**ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 6 to 1 (C. Roberts No) to grant preliminary approval of 08BAR-00000-00028. Applicant to return for final approval on consent. No further comments were made by the Board of Architectural Review members present for this project.**
13. **08BAR-00000-00069 Cook New Residence (Lot 3) Mission Canyon**  
08LUP-00000-00134, (Eric Gage, Campbell, Planner) **Jurisdiction: Ridgeline – Urban**  
Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 08BAR-00000-00069 for **conceptual review/preliminary/final approval of exterior and interior alterations to an existing single family dwelling and previously permitted additions including a revised floor plan, and enclosure of a carport. The total building footprint would be approximately 3,183 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,765 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05, Site Visit 10/14/05, 10/28/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06, 7/14/06, 10/06/06, 10/27/06 & 12/08/06)  
**ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Morris absent) to deny 08BAR-00000-00069. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Project denied on the basis of its incompatibility with the neighborhood in respect to size, bulk and scale.**
- **Enclosure of carport unacceptable.**

**Public Speakers: Ray Smith, Jenny Cushnie, Michael Larson, Koko Larson, Michael Mttioli, Marey Lee Martin, Simon Harrison, Ginger Sledge.**

**14. 08BAR-00000-00068 Burke/Cook New Residence (Lot 2) Mission Canyon**  
**08LUP-00000-00132, (Eric Gage, Planner) Jurisdiction: Ridgeline -Urban**

Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 08BAR-00000-00068 for **conceptual review/preliminary/final approval of exterior and interior alterations to a permitted single family dwelling of approximately 1,797 square feet with a garage/laundry of approximately 620 square feet. The building footprint, including the garage and carport, is approximately 2,417 square feet. Changes including a revised floor plan, change in location of walls, doors, windows, fireplaces, and chimneys, enclosure of a carport, and the addition of a new 1,000 square foot basement.** No structures currently exist on the parcel. Grading quantities are undetermined. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1453 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06,7/14/06, 10/06/06, 10/27/06 & 12/08/06)

**ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to deny 08BAR-00000-00068. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Project denied on the basis of its incompatibility with the neighborhood in respect to size, bulk and scale.**
  - **Enclosure of carport and addition of basement with windows are both unacceptable.**
- Public Speakers: Ray Smith, Jenny Cushnie, Michael Larson, Koko Larson, Michael Mttioli, Marey Lee Martin, Simon Harrison, Ginger Sledge.**

**15. 08BAR-00000-00067 Burke New Residence (Lot 1) Mission Canyon**  
**08LUP-00000-00133, (Eric Gage, Planner) Jurisdiction: Ridgeline - Urban**

Request of David and Mary Burke, owners, to consider Case No. 08BAR-00000-00067 for **conceptual review/preliminary/final approval for exterior and interior alterations to a permitted single family dwelling consisting of approximately 2,650 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot basement garage of approximately 2,876 square feet. Changes include a revised floor plan, and enclosure of a carport.** No structures currently exist on the parcel. No additional grading is proposed. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1449 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05, 2/24/06, 3/31/06, 5/19/06, 06/02/06, 7/14/06, 10/06/06, 10/27/06 & 12/08/06)

**ACTION: Rivera moved, seconded by Willson and carried by a vote of 6 to 0 (Morris absent) to grant preliminary approval of 08BAR-00000-00067. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Project received preliminary approval with condition that windows should be casement.**
- **Since changes are expressed, return with preliminarily approved plans on vellum to overlay on proposed final drawings so that BAR can ensure consistency of final plans with those approved at preliminary.**

**Public Speakers: Ray Smith, Jenny Cushnie, Michael Larson, Koko Larson, Michael Mttioli, Marey Lee Martin, Simon Harrison, Ginger Sledge.**

SOUTH BOARD OF ARCHITECTURAL REVIEW COMMITTEE MINUTES

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

Meeting adjourned at 5:00 P.M.

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