



COUNTY OF SANTA BARBARA

**Revised
SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of May 8, 2009**

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

Revision: Item # 13 08BAR-00000-00256 O'Neil New Residence 2551 Wallace Avenue in Summerland: Public Comments: Letter from Steve Richardson was read into the record during the meeting and Toms Evans commented.

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Will Rivera, at 9:45 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
Chris Roberts	
Steve Willson	
Anita Hodosy-McFaul	SBAR Secretary
June Pujo, Peter Imhof	Supervising Planner
Julie Harris	Planner III

COMMITTEE MEMBERS ABSENT: Martha Gray, Jeremy Roberts and Glen Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Romano moved, seconded by Willson and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to:

- Continue Item # C-3 07BAR-00000-00200 Skidmore Single Family Dwelling to the meeting of June 5, 2009.
- Continue Item #1 09BAR-00000-00066 St. George Residence Addition, Garage, Demolition/Rebuild, Carport and 2nd Story Unit to the Meeting of May 22, 2009.
- Continue Item #8 09BAR-00000-00026 Messerlian Residence Addition to the meeting of May 22, 2009.

III. MINUTES: Willson moved, seconded by Romano and carried by a fore of 4 to 0 (Gray, Morris and J. Roberts) to approve the Minutes of April 24, 2009 as revised.

IV. CONSENT AGENDA:

C-1. 09BAR-00000-00050 Turner Residence 2nd 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 **final approval on consent of residence 2nd 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 trellises** . 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 & 4/24/09)

ACTION: Willson moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to grant final approval on consent 09BAR-00000-00050.

C-2. 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 **final approval on consent 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 & 4/24/09)

ACTION: Willson moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to continued 08BAR-00000-00236 for further final consent at the meeting of May 22, 2009.

C-3. 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 **final approval on consent 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 & 4/24/09)

ACTION: Willson moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to continue 07BAR-00000-00200 to the meeting of June 5, 2009 at the request of the applicant.

C-4. 09BAR-00000-00080 Dunbar Residence Addition Santa Barbara
03LUP-00002-00941 (Eric Gage, Planner) **Ridgeline: Urban**

Request of R.E. Johnson, architect for the owner, Jan Dunbar, to consider Case No. 09BAR-00000-00080 for **revised final approval on consent of an addition of approximately 2,260 square feet to main level, approximately 100 square feet to loft and approximately 1,170 square feet to lower level of an existing residence and new garage of approximately 1,610 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,880 square feet and shed of approximately 120 square feet to be demolished, and garage of approximately 480 square feet to be demolished and an original deck and patio of approximately 5,340 square feet. The proposed project will require approximately 988 cubic yards of cut and approximately 913 cubic yards of fill. The property is a 2.544 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-181-003, located at **4215 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 9/19/03 & 8/13/04)

ACTION: Willson moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts) to grant revised final approval on consent.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

St. George Residence Addition,

1. **09BAR-00000-00066 Garage Demolition/Rebuild, Carport, 2nd Story Unit Isla Vista**
09CDH-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Isla Vista**

Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 09BAR-00000-00066 for **conceptual review of residence addition of approximately 132 square feet, demolition of existing garage of approximately 400 square feet, proposed garage of approximately 509 square feet, proposed carport of approximately 220 square feet, proposed second story unit of approximately 490 square feet and second story balcony of approximately 210 square feet.** The following structures currently exist on the parcel: residence of approximately 860 square feet and garage of approximately 400 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 5,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-191-016, located at **6721 Sabado Tarde** in the Isla Vista area, Third Supervisorial District.

ACTION: Romano moved, seconded by Willson and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to continue 09BAR-00000-00066 to the meeting of May 22, 2009 at the request of the applicant. See Agenda Status Report.

2. **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 **preliminary approval 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 & 4/24/09)

COMMENT:

Project received preliminary approval with the finding that the Modification is in the interest of good design.

ACTION: Willson moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to grant preliminary approval of 09BAR-00000-00024.

3. **09BAR-00000-00075 Kelley/Lautstsen As-Built Accessory Structure Santa Barbara**
(No Assigned Planner) **Jurisdiction: Ridgeline**

Request of Steven M. Fort, agent and Justin Van Mullen, architect for the owners, Stafford T. Kelley and Elaine M. Lautstsen, to consider Case No. 09BAR-00000-00075 for **conceptual review of an as-built accessory structure of approximately 490 square feet.** The following structures currently exist on the parcel: a residence of approximately 781 square feet with a carport of approximately 238 square feet and second residence of approximately 3,750 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 40-AL and shown as Assessor's Parcel Number 153-340-010, located at **street addresses 1806 and 1812 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **SBAR Question for planner: Is deck exempt from permit requirements and SBAR review?**

- b. Label accessory structure type on plans (e.g., cabana).
- c. Stainless steel handrail on upper and lower deck is not successful. Material choice is out of keeping with faux stone veneer of structure.
- d. Show safety barrier on roof deck perimeter. A wide planter incorporating seating would be a better alternative than a railing. Wrap planter around deck. Treatment should be consistent.
- e. Carissa was suggested as a choice for planter if planter is used as a safety barrier.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of May 22, 2009.

4. 09BAR-00000-00071 Querfurth Residence Addition Santa Barbara
09LUP-00000-00160 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Salvador Melendez, architect for the owner, Majorie E. Querfurth, to consider Case No. 09BAR-00000-00071 for **conceptual review of a residence addition of approximately 1,785 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,583 square feet, and detached garage of approximately 350 square feet. The proposed project will not require grading. The property is a 1.85 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-113-007, located at **691 Hope Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. Challenge of project is to preserve the charm of the existing structure with the addition. Addition should be restudied so that it relates better to the existing structure.
- b. Garage does not integrate well into the design. Although two garage doors are acceptable, the garage doors are not proportional to the structure and the roof may have to come down.
- c. The new bay window is different from the existing. A pop-out bay window on the kitchen addition is acceptable, provided that it integrates well.
- d. The roof of the addition does not match the existing.
- e. Be sensitive to the existing entry so that the addition does not overwhelm it. Care should be taken to make sure that the entry still reads as an entry.
- f. The garden wall forms a continuous surface with the house and makes the scale of the project feel massive from the street. Consider another material, such as wrought iron, wood picket or hedge, to reduce the feeling of mass.
- g. Also consider adding a hedge along the north property line.
- h. Adding steps down from the front deck is desirable.
- i. Blended color choices for paving are not attractive; consider alternative blends. Gravel might be a better choice for such a large area. To the degree that pavers are used, make them as permeable as possible. E.g., consider interlocking pavers with openings.

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

5. 08BAR-00000-00230 Robles Residence Second Story Addition Santa Barbara
08LUP-00000-00577 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Tony Xiques, agent for the owner, Edward Robles, to consider Case No. 08BAR-00000-00230 for **preliminary/final approval of a second story addition of approximately 1,687 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,526 square feet and detached garage of approximately 458 square feet. The proposed project will not require grading. The property is a 8,712 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-191-001, located at **313 Rosemead Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/24/08, 12/05/08 & 3/13/09)

COMMENTS:

- a. Show driveway material.
- b. Too much lawn. SBAR suggests hiring landscape architect with goal of making landscaping appear less sterile and reduce water use. E.g., introduce Ceanothus to replace some lawn areas.
- c. Lighting fixture: of options presented, SBAR prefers linear design.

ACTION: C. Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to continue 08BAR-00000-00230 for further preliminary/final approval.

6. 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 & 4/24/09)

COMMENTS:

- a. The design should not be approached as an engineering solution.
- b. The previous plans had no apparent style.
- c. Less is more is the key to this project.
- d. The proposal reviewed at today's meeting is much improved and responded to some of the prior (4/24) comments. The layout is much better.
- e. Restudy the lineup, relation, and height of the windows and doors on the east façade.
- f. The windows are too large and need to be symmetrical.
- g. Study the texturing of the plaster and detail around the windows.
- h. Remove the second story lights on the east side.
- i. A key factor now is how to pull the details together. Further integrate the design along traditional architectural lines.
- j. Provide better articulation.
- k. Consider making the balcony over the entry more of an entry covering.
- l. The north elevation balconies appear low.
- m. The east elevation planters look out of scale. Consider moving them.
- n. Consider ground plane materials that support the design.

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

7. 09BAR-00000-00073 Schulz Residence Addition/Remodel Santa Barbara
09LUP-00000-00162 (Brian Banks, Planner) Jurisdiction: Ridgeline

Request of Peter Becker, architect for the owners, Monte Schulz, to consider Case No. 09BAR-00000-00073 for conceptual review of residence addition of approximately 640 square feet. The following structures currently exist on the parcel: a two story residence of approximately 3,571 square feet and accessory building of approximately 437 square feet. The proposed project will not require grading. The property is a 18.09 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-110-013, located at 2755 San Marcos Pass Road in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. SBAR is comfortable with the additional square footage.
- b. The massing is okay.
- c. Study windows.
- d. SBAR is concerned with potential loss of character if details are eliminated (e.g., outriggers).
- e. The applicant and architect are encouraged to play off the character that currently exists and what was original built.
- f. Lowering the floor level appears challenging.
- g. An exception to the 16 foot height limitation is potentially supportable, but not at this time.
- h. No site visit is required.

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

8. **09BAR-00000-00026** **Messerlian Residence Addition** **Mission Canyon**
09LUP-00000-00127 (Lisa Martin, Planner) **Jurisdiction: Mission**
Request of Akiko Wade Davis, agent for the owners, George and Sally Messerlian, to consider Case No. 09BAR-00000-00026 for **preliminary/final approval of a residence addition of approximately 175 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,410 square feet and attached garage of approximately 377 square feet. The proposed project will not require grading. The property is a 12,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-164-010, located at **861 Cheltenham** in the Mission Canyon area, First Supervisorial District. (Continued from 3/13/09)

ACTION: Romano moved, seconded by Willson and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to continue 09BAR-00000-00026 to the meeting of May 22, 2009. See Agenda Status Report.

9. **09BAR-00000-00078** **Lanzetta Revocable Trust Residence Addition/Remodel****Hope Ranch**
09LUP-00000-00171/09MOD-00000-00003 (Sarah Clark, Planner) **Jurisdiction: Ridgeline**
Request of Tom Smith, architect for the owner, John A. Lanzetta Revocable Trust , to consider Case No. 09BAR-00000-00078 for **conceptual review of a residence addition/remodel of approximately 1,219 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,167 square feet and attached garage of approximately 552 square feet. The proposed project will require approximately 160 cubic yards of cut and fill. The property is a 1.11 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-025, located at **3958 Laguna Blanca Drive** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- a. In general, the architecture may be an improvement over the existing; however, the new architecture needs to be clear.
- b. SBAR would support good iron work and columns that take off from the architecture.
- c. The landscape plan should have a good street presence, especially at the corner and at Laguna Blanca.
- d. The infill portion of the project is okay.
- e. SBAR expressed concern with the portion that would require a Modification. This may result in too much of a long, flat wall on the elevation and the façade would lose articulation.
- f. The new driveway appears to be forced and the gates as configured do not look appropriate. The driveway cut appears too wide. Please restudy.
- g. Some of the topography and grading needs additional work.

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

Toro Canyon/Summerland/Carpinteria Areas

10. **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. (Continued from 4/24/09)
- COMMENTS:**
- **Paint to match existing building.**
 - **Screen equipment on the secured fencing with a minimum of two additional plants, one in between each bollard, using 5-gallon trumpet vines to match other existing plant materials.**
- ACTION: C. Roberts moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to grant preliminary/final approval of 09BAR-00000-00053.**
11. **09BAR-00000-00070** Summerland Market Revised Chimney Height **Summerland**
09CDH-00000-00019 (Kimberley McCarthy, Planner) **Jurisdiction: Commercial**
Request of Jim Feinberg, agent for the owner, Rose Robinson Trust, to consider Case No. 09BAR-00000-00070 for **revised final approval (previous BAR number 07BAR-00000-00089) to allow faux chimney at height of 6.5 feet instead of at approved 4 foot 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 .28 acre 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. (Continued from 5/11/07, 6/22/07, 10/19/07, 11/02/07 & 11/16/07)
- COMMENTS:**
- Public Comments: Tom Evans and Jeff O'Neil**
- SBAR Comments:**
- **Maintain the project with the 4 foot height for the faux chimney that was previously approved by SBAR.**
- ACTION: C. Roberts moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to deny approval of 09BAR-00000-00070.**
12. **09BAR-00000-00062** Smith New Residence, Garage and Guest House **Summerland**
(No Assigned Planner) **Jurisdiction: Summerland**
Request of Greg Schmandt, agent for the owners, Tallant and Karen Smith, to consider Case No. 09BAR-00000-00062 for **conceptual review of a new residence of approximately 4,497 square feet, garage of approximately 815 square feet and guest house of approximately 413 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 1 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District.
- COMMENTS:**
- Public Comments: Cordell Iverson, Art Posch, Tom Evans and Jeffrey O'Neil**
- SBAR Comments:**
- a. **Site topography and grading needs work.**
 - b. **Generally supportive of the design but would like to see some additional work in the corner with guesthouse location "porte cochere" over the driveway.**
 - c. **The proposed site design emphasizes the car rather than the pedestrian. Reconsider the driveway that cuts through the front of the property. This should appear to be a well-defined and elegant space but the proposed driveway cuts through it. Consider**

the person when approaching and leaving the front of the house. Prefer to see the driveway removed but if kept, soften it.

- d. Take project to Summerland architectural review board.
- e. Eventually will want to see story poles and conduct site visit.

Project received further conceptual review, no action was taken.

13. 08BAR-00000-00256 O'Neil New Residence Summerland
08CDH-00000-00040 (Nicole Mashore, Planner) Jurisdiction: Coastal/Summerland

Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for **further conceptual review of a new residence of approximately 2,218 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-250-001, located at **2551 Wallace Avenue** in the Summerland area, First Supervisorial District. (Continued from 12/05/08)

COMMENTS:

Public Comments: Steve Richardson, letter read into the record. Tom Evans.

SBAR Comments:

- a. **Continue to work to respond to the SBAR comments from the 12/05/08 meeting which read as follows:**
 - *Quirky design consistent with old Summerland.*
 - *Elevation drawings need to reflect the whole of the project including decks. All drawings need to be consistent.*
 - *Need to see elevation with the garage; do not show any off site elements.*
 - *Although the proposed lighthouse does add character, it will be very visible to the public. Light house should come down in height although it is critical to the whims of the architecture.*
 - *Serious concerns about the mast; one member opposed.*
 - *View corridor designation is important. Need strong evidence that impacts to views are not adverse or are mitigated. SBAR does recognize that there was once a home on the site which also blocked public views.*
 - *The house is under construction and so the massing and view impacts to views imposition area readily visible. The house appears from aerials to be well screened from the east by existing vegetation.*
 - *Planner to confirm whether flag pole needs permit.*
- b. **SBAR appreciates the general design concept. The character is appropriate.**
- c. **SBAR is concerned with View Consistency and the height of the proposed structure.**
- d. **Views need to be protected. Views of the ocean continue to diminish.**
- e. **The proposed house appears too tall. This is an extremely prominent site. The applicant should shrink the house and eliminate the deck. The tower is too bulky and the mast is too tall.**
- f. **Planner to advise SBAR on height restrictions applicable to the project.**
- g. **Screening cannot be used as a substitute for appropriate design.**
- h. **SBAR continues to request documentation that illustrates potential blockage to the horizon.**
- i. **Photo renditions should show what pre-existed, what there is now, and what is proposed to be permitted. Outline these on the photos.**
- j. **The SBAR members have already viewed the site.**
- k. **SBAR appreciates that project has been reviewed by previous boards and will review all previous minutes to ensure a smooth design review process.**

**14. 09BAR-00000-00076 Nicks Driveway Material Change Carpinteria/Toro Canyon
06CDH-00002-00004 (J. Ritterbeck, Planner) Jurisdiction: Ocean Lot**

Request of Patsy Stadelman, agent for the owner, Stephanie and George Dewey Nicks, to consider Case No. 09BAR-00000-00076 for **revised final approval (previous BAR number 05BAR-00000-00248) of the approved landscape plan to previously approved residence of approximately 2,925 square feet.** The property is an 11,366 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-007 located at **3292 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 2/15/08)

ACTION: Romano moved, seconded by Willson and carried by a vote of 4 to 0 (Gray, Morris and J. Roberts absent) to continue 09BAR-00000-00076 to the meeting of May 22, 2009. See Agenda Status Report.

**15. 08BAR-00000-00251 Wiley New Guesthouse with 2nd Story Addition Toro Canyon
08CDP-00000-00195 (Eric Gage, Planner) Jurisdiction: Toro**

Request of Ray Ketzel, architect for the owners, Mr. and Mrs. Michael Wiley, to consider Case No. 08BAR-00000-00251 for **further conceptual review of a residence addition of approximately 317 square feet to the first story and approximately 232 square feet to the second story.** The following structures currently exist on the parcel: a two story residence of approximately 4,000 square feet with attached garage of approximately 588 square feet. No grading is proposed for this project. The property is a 5.07 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-100-031, located at **439 Lambert Road** in the Toro Canyon area, First Supervisorial District. (Continued from 12/05/08)

COMMENT:

- **SBAR likes the design.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Laurie Romano moved, seconded by Chris Roberts, and carried by a vote of 4 to 0 (Martha Gray, Glen Morris and Jeremy Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 5, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:15 P.M.