



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 9, 2008

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:05 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 Morris and carried by a vote of 7 to 0 to:

- Continue Item C-2 07BAR-00000-00246 Toms/Aquillino Single Family Dwelling to the meeting of May 23, 2008 at the request of the applicant.

III. MINUTES: Rivera moved, seconded by Gray and carried by a vote of 7 to 0 to approve the SBAR Minutes of April 25, 2008.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00305 Skeen Pool House Santa Barbara
07LUP-00000-00793, 07MOD-00000-00015 (Eric Gage, Planner) Jurisdiction: Goleta
Request of On Design Architects, architect for the owner, William Skeen, to consider Case No. 07BAR-00000-00305 for **final approval on consent of a demolition of a shed of approximately 110 square feet, demolition of a detached garage of approximately 611 square feet and covered patio, and the construction of a pool cabana of approximately 781 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,176 square feet, garage of approximately 566 square feet and shed of approximately 90 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 14,801 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-342-001, located at **354 Arroyo Road** in the Goleta area, Second Supervisorial District. (Continued from 12/14/07 & 3/14/08)

ACTION: Romano moved, seconded by Willson and carried by a vote of 7 to 0 to grant final approval on consent of 07BAR-00000-00305.

C-2. 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 & 4/25/08)

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 7 to 0 to continue 07BAR-00000-00246 to the SBAR meeting of May 23, 2008 at the request of the applicant. See Agenda Status Report.

C-3. 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 **final approval on consent of the demolition of existing gazebo of approximately 400 square feet, addition of new gazebo of approximately 480 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 & 4/25/08)

ACTION: Romano moved, seconded by Willson and carried by a vote of 7 to 0 to grant final approval on consent of 08BAR-00000-00028

C-4. 08BAR-00000-00007 Dockendorf New Residence and Garage Santa Barbara
08LUP-00000-00020 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**

Request of W. David Winitzky, architect for the owners, Michael and Renee Dockendorf, to consider Case No. 08BAR-00000-00007 for **preliminary/final approval on consent of a new residence of approximately 3,291 square feet and new attached garage of approximately 516 square feet and new garage. (Project also includes, but not for SBAR review, the conversion of the existing residence of approximately 1,182 (gross) to a detached residential second unit (DRSU) using the existing garage of approximately 588 square feet to provide the required DRSU parking.)** The following structures currently exist on the parcel: a residence and garage of approximately 1,182 square feet. The proposed project will require approximately 120 cubic yards of cut and approximately 140 cubic yards of fill (with 20 cubic yards of import). The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-100-023, located at **955 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08 & 3/28/08)

ACTION: Romano moved seconded by Willson and carried by a vote of 7 to 0 to continue 08BAR-00000-00007 for further final on consent to the meeting of May 23, 2008. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

Return with architectural details: to include balcony grills, chimney caps and window and door details.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE: Discussion with Dianne Black: Proposed Revisions to the Ridgeline/Hillside Development Standards.

VII. STANDARD AGENDA:

- | | | |
|-----------|--|--------------------------|
| 1. | Santa Barbara Botanic
Garden Vital Mission Plan | Mission Canyon |
| | 72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) | Jurisdiction: DVP |
- Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08 & 2/29/08)
- Project received further conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Public Comments**
- **Public comments received by Kellam de Forest, Fran Galt, Stephen Sherrill, Marc Chytilo, and Tom Jacobs**
- BAR Comments on Education Center**
- **BAR appreciates the Garden and architect responding to their previous comments – project has come a long way.**
 - **Feel much better about the Education Center buildings and the interaction with the Garden and landscape.**
 - **Appreciates the reduction of mass and the incorporation of boulders, would like to see more boulders incorporated.**
 - **The majority of BAR members are comfortable with the size, bulk, and scale of the Education Center at this point.**
 - **Project is respecting the library by breaking up the buildings and reducing massing.**
 - **Some BAR members still find that size, bulk, scale and formality of structures create a tension between the landscape and the buildings.**
 - **Walkways and building edges could undulate more and be less linear, incorporating curvilinear walls where possible, making the edges softer.**
 - **Consider frameless windows to help increase the transparency. Also consider windows and walls that open to exterior.**
 - **Would like to see more penetration along the long façade.**
 - **Building and paving materials should help create a continuum between the inside and outside.**
 - **Outdoor patio area along southern ends seems too formal, should have more of a meandering stairway at this end.**
 - **Want to see a realistic depiction of vegetation clearance around the buildings.**
 - **Time to give attention to the landscaping around the buildings.**
 - **Consider vegetation spilling over some of the roof overhangs to make the it look like the architecture is being reclaimed by vegetation/landscape.**
- BAR Comments on Hansen Site Staff Residences**
- **Garden has responded to past comments**
 - **Likes that the structures have been reduced in size and scale**
 - **Restoration of the existing residences is appropriate, would like to see how that restoration would be done at some point.**
 - **Would like to see the topography of the site shown on the site plan.**
 - **Nicely done; BAR is encouraged by the direction taken with this element and looks forward to further development.**

Isla Vista/Goleta

2. **07BAR-00000-00131 Sepulveda Residence Addition/New Second Story Santa Barbara**
07LUP-00000-00340 (Seth Shank, Planner) **Jurisdiction: Goleta**

Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for a **further conceptual review of a residential first floor addition of approximately 1,742 square feet and second story addition of approximately 700 square feet, portico of approximately 455 square feet and attached garage of approximately 530 square feet.** The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is an 11,700 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-240-021 located at **4133 Vista Clara Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07, 11/30/07, 1/18/08 & 2/15/08)

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

COMMENTS:

- a. **Need to address the second floor balcony component; balcony feels heavy and floating.**
- b. **Design can still be simplified, but much improvement.**
- c. **Second floor plate height too tall. Makes structure appear too heavy. SBAR recommends 8 foot plate height.**
- d. **Rear porch elevation would be better balanced with four, equally spaced supporting columns.**
- e. **Second floor does not step back to create hierarchy of volumes. Makes structure appear boxy.**
- f. **Return for preliminary approval with requested changes.**

3. **07BAR-00000-00114 Layman New Residence Addition and New Garage Santa Barbara**
07MOD-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owners, Mary and Otto Layman, to consider Case No. 07BAR-00000-00114 for **final approval of the demolition of the existing 1,761 square foot residence and detached garage and the construction of a new, approximately 3,613 square foot single-family residence with a 504 square foot detached garage with attached 198 square foot shop.** The maximum height of the new residence would be approximately 17 feet above existing grade. One coast live oak tree would be relocated on-site as part of the project. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, garage of approximately 369 square feet, four sheds and corrals. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 061-273-003, located at **4640 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07, 8/10/07, 9/21/07 & 10/05/07)

ACTION: Rivera moved, seconded by Romano and carried by a vote of 7 to 0 to continue 07BAR-00000-00114 for final approval on consent at the SBAR meeting of May 23, 2008. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Spacing of replacement oaks too close. Use groupings of three at larger spacing.**
- b. **Native plants recommended for rear yard landscaping on manufactured slope.**
- c. **Existing light fixtures look small for entrance. Lights should be shielded and downcast: heavy frosted glass acceptable.**
- d. **Lights should be placed higher on elevation relative to the front door.**
- e. **Colors are acceptable.**
- f. **Return final on consent.**

4. **08BAR-00000-00057 Forbes Residence Additions Santa Barbara**

06LUP-00000-00939 (Sarah Clark, Planner) **Jurisdiction: Goleta**

Request of James Macari, architect for the owner, Gordon Forbes, to consider Case No. 08BAR-00000-00057 for **conceptual review of residence addition of approximately 867 square feet, new accessory structure of approximately 749 square feet and shop addition of approximately 115 square feet to existing garage.** The following structures currently exist on the parcel: a residence of approximately 1,762 square feet and garage of approximately 415 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-140-010, located at **1020 Veronica Springs Road** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- **Project received all positive comments.**
- **Return preliminary/final on consent.**

5. **08BAR-00000-00059 Rogalski New Residence and Garage Santa Barbara**

08ZCI -00000-00025 (Seth Shank, Planner) **Jurisdiction: Goleta**

Request of Thomas Meaney, architect for the owner, Richard Rogalski, to consider Case No. 08BAR-00000-00059 for **conceptual review of a residence of approximately 3,300 square feet, garage of approximately 800 square feet and covered porch of approximately 280 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 23,615 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-017, located at **1280 Brigitte** 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:

- **Positive comments on landscape concept.**
- **Positive comments on architecture.**
- **Return preliminary/final approval full board.**

6. **07BAR-00000-00257 Brunet Addition to Residence and Garage Santa Barbara**

07LUP-00000-00893 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Monica Vandeventer, agent for the owner, Brunet Family Trust, to consider Case No. 07BAR-00000-00257 for **preliminary approval of a first floor residence addition of approximately 900 square feet and an addition to the garage of approximately 450 square feet.** The following structures currently exist on the parcel: residence of approximately 2,063 square feet and attached garage of approximately 491 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-260-010, located at **936 Camino Del Retiro** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07, 2/15/07 & 3/28/08)

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00257. Applicant to return for preliminary/final approval at the SBAR meeting of May 23, 2008. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Return final approval on consent with notation "colors to match existing" and exterior light details.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. 07BAR-00000-00107 Mandell Demolition/New Residence Mission Canyon
07LUP-00000-00745 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural

Request of Robert Mehl, architect for the owners, Shems and Cornelia Mandell, to consider Case No. 07BAR-00000-00107 for **preliminary/final approval of a demolition of existing residence and construction of new residence of approximately 1,800 square feet, conversion of a garden shed to be a 438 square foot guest house, and a new 600 square foot swimming pool with a 1,375 square feet patio.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and three garden sheds. The proposed project will require approximately 300 to 500 cubic yards of cut and no fill. The property is a 1.98 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-270-020 located at **1530 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 6/08/07 & 11/30/07)

ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 7 to 0 to continued 07BAR-00000-00107 for further preliminary/final approval to the meeting of June 6, 2008 at the request of Planning and Development. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Planner: add palapa and yurt to project description. Check agenda for project description and verify inclusion of existing garden shed. Request planner to attend next review of project.**
- b. **Details on yurt required.**
- c. **More details required for palapa, include materials, colors, lighting.**
- d. **Applicant requested to bring photos of accessory structures and landscaping.**
- e. **Construction and architectural details required for final.**
- f. **Clarify organization of site.**

8. 06BAR-00000-00140 Cate School Reorganization and Faculty Housing Carpinteria
06RVP-00000-00013 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Rural
07AMD-00000-00009

Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **preliminary/final approval of Phase II to include Pool house, Building and Grounds and Admissions Building. (Previously approved was Phase 1 of a facility reorganization plan, involving both structures and site features parking lot, entry improvements, etc. Phase 1 of the project consists of construction of a new tertiary wastewater treatment system, construction of five new faculty residences, relocation of one existing faculty residence, a new child care building, and landscaping for the new and relocated faculty residences.)** The following structures currently exist in the project area: six faculty residences, gym, pottery barn, pool facilities, and a multi-use building. The overall campus includes numerous other structures used for student housing and services, classrooms, maintenance, etc., which are located beyond the proposed project area. The proposed project will require approximately 31,000 cubic yards of cut and fill which will be balanced on site. The project site is a 27.5 acre area within a 122 acre parcel, zoned AG-1 and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 09/15/06, 11/17/06, 1/19/07, 7/06/07, 7/20/07 & 9/21/07 & 10/05/07)

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Rivera steps down) to grant final approval of Phase II 06BAR-00000-00140. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Admissions Building: positive comments on architecture. Nice addition to campus.**
- b. **Show signage detail and lighting.**
- c. **Building and Grounds Building: show details of horse trough (photo) and lighting details. Positive comments were given by SBAR.**
- d. **Pool Building: building design is acceptable.**
- e. **Landscaping: entry to the Admissions Building could be defined better to read more clearly as entrance. Consider appropriate physical visual cue (e.g., extend structural paving across entry road.)**
- f. **Pool: very well designed. Consider heating. Consider adding support facilities for competitive swimming events (e.g., shade structure, judge's seating, etc.).**
- g. **Preliminary/Final Approval.**

Toro Canyon/Summerland/Carpinteria Areas

9. 05BAR-00000-00063 Richardson Residence Addition Summerland

05CDP-00000-00013 (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**

Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **preliminary/final approval of an addition of approximately 955 square feet to an existing 1,970 single family dwelling, demolition of an existing garage of approximately 400 square feet and replacement with a garage of approximately 500 square feet, and new patios and decks.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet with a detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 0.25 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at 2535 Varley Street in the Summerland area, First Supervisorial District.
(Continued from 4/15/05, 5/13/05, 8/12/05, 9/16/05, 11/03/06, 3/30/07, 9/21/07, 10/19/07 & 4/11/08)

ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 6 to 1 (C. Roberts opposed) to grant preliminary/final approval of 05BAR-0000-00063. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comments: Tom Evans and Jeff O'Neill. Letter received from Betty Franklin.

SBAR Comments:

- **Fescue on slope does not work functionally or aesthetically (one member).**
- **Continue stone facing around all sides of columns.**
- **Preliminary/Final Approval (6-1) C. Roberts opposes.**

10. 08BAR-00000-00072 Henson Family Trust Retaining Wall Summerland

07LUP-00000-00532 (Jim Heaton, Planner) **Jurisdiction: Summerland**

Request of Dan Morlan, J.S Carter Inc., agent for the owner, Henson Family Trust, to consider Case No. 08BAR-00000-00072 for **conceptual review/preliminary/final approval of a maximum 9 foot high (6 foot exposed) retaining wall to mitigate slide area and to prevent erosion from undermining house.** The following structures currently exist on the parcel: a residence and attached garage. The proposed project will require no cut and approximately 210 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-042, located at **387 Ortega Hill Road** in the Summerland area, First Supervisorial District.

ACTION: Morris moved, seconded by Rivera and carried by a vote of 7 to 0 to grant preliminary approval of 08BAR-00000-00072. Applicant to return for final approval on consent at the SBAR meeting of May 23, 2008. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comments: Tom Evans, Jeff O'Neill.

BAR Comments:

- a. "Southern Blush" preferred as integral concrete color.
- b. Deeply-rooted landscaping below wall required.
- c. Fill in with Toyon, Oaks, or Lemonade Berry.
- d. Show how new landscaping integrates with existing.
- e. Preliminary approval. Return final on consent.

11. **01BAR-00001-00254 Montecito Ranch Estates Entry Gate Lighting Summerland**
02CDP-00003-00165 (Sarah Clark, Planner) Jurisdiction: Ridgeline -Urban
Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00001-00254 for **further revised final approval on new entry gate lighting fixtures**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 5.23 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District. (Continued from 2/29/08)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 7 to 0 to continue 01BAR-00001-00254 for further revised final approval at the meeting of May 23, 2008. The following comments were made by the Board of Architectural Review present for this project:

COMMENTS:

Public Comments: Tom Evans

SBAR Comments:

- a. BAR supports proposed denser, looser plantings along trails. Plant material: Pelagonium not acceptable, not in keeping with style, does not achieve rural look. Suggest Bouganvillea or natives as alternative.
- b. BAR does not support up-lighting along wall. Excessive and unnecessary.
- c. Gates: finials and scrolling excessive. Previously approved gates are better.
- d. Lighting and gates as proposed are not in keeping with what BAR has told other applicants.
- e. Lighting on gates would be acceptable if modified/converted to shielded, downcast lighting. On previous plan, light shielding was agreed.
- f. BAR in more difficult position with already installed gate, not constructed as previously approved and agreed. Straw poll on existing gate taken: 4 to 2, existing gate is acceptable.
- g. BAR support brackets on back of wall.
- h. Project may return for approval on consent with revised lighting and landscaping per SBAR comments.

12. **08BAR-00000-00011 Carpinteria Valley Farms Agricultural Building Summerland**
02NEW-00000-00062 (Sarah Clark, Planner) Jurisdiction: Summerland
Request of Brent Daniels, agent for the owner, Carpinteria Valley Farms, to consider Case No. 08BAR-00000-00011 for **further conceptual review/preliminary/final approval of an agricultural building approximately 4,140 square feet**. The following structures currently exist on the parcel: a residence of approximately 18,910 square feet, attached garage of approximately 750 square feet, guest house of approximately 800 square feet, pool house of approximately 800 square feet, accessory structure of approximately 1,000 square feet and a foot horse stable (including two agricultural employee dwellings) of approximately 13,487 square feet. The proposed project will not require grading. The property is a 19.73 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-056, located at **2800 Via Real** in the Summerland area, First Supervisorial District. (Continued from 2/29/08)

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review to include site visit and story poles. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comments: Tom Evans

SBAR Comments:

- a. Proposed farm building looms at sloped edge of site. Perched at very corner. Siting is not sensitive to public views. There are locations where public view is impacted by proposed farm building (e.g., Via Real).
- b. Story poles are needed to understand impact. (Some BAR members.) BAR notes that prior project had story poles and site visit. Photo simulations are helpful, but are not balanced. Photos were selectively taken.
- c. Cupola not favored.
- d. BAR has great reservations about a building of this size in this location. Perhaps something smaller would be acceptable.
- e. Other siting options are available on the property that will not affect public views. If, as applicant contends, no alternative site exists, then a smaller building and more creative approach are needed.
- f. Design of barn should relate more, pay more attention to existing stable/office structure. Building does not need to be so high for access. Program as described by owner does not match architecture. Lower plate heights to match nearby existing building.
- g. Overall building is too big. Opportunities to bring roof ridge down, create hierarchy elements. Better to increase footprint if and reduce height. Bring two wings down in height. Additional height not necessary.
- h. SBAR has fundamental concern that the same project that was previously reviewed by prior BAR with negative comments has returned even larger than before. Places SBAR in awkward position.
- i. Project shows no respect for public corridors, building shows no regard for public views. Project shows no regard for prior BAR comments and makes no effort to address SBAR comments.
- j. Owner is being disrespectful to the process by bringing back a similar project (even larger) two years later in order to get different results with different SBAR members. Owner appears to be trying to force result.

13.

07BAR-00000-00067

Laguna Property, LLC Commercial Exterior Changes

Summerland

07CDP-00000-00026 (Sarah Clark, Planner)

Jurisdiction: Summerland

Request of Heney Dong & Associates, agent for the owner, Laguna Property, LLC, to consider Case No. 07BAR-00000-00067 for **further conceptual review/preliminary approval of minor exterior changes to an existing historical restaurant and parking lot lighting.** The following structures currently exist on the parcel: a restaurant of approximately 7,115 square feet. The proposed project will not require grading. The property is a .51 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07, 7/20/07 & 3/14/08)

ACTION: Rivera moved, seconded by Romano and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00067. Applicant to return for final approval on consent at the meeting of May 23, 2008. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comments: Tom Evans

SBAR Comments:

- a. New Railing should be wood railing. SBAR's preference is to have all wood railings.
- b. Color approval: original 1979 yellow color – Benjamin Moore 305 "Country Comfort."
- c. Wood railing to be white, wrought iron to be changed to white wood railing. (Applicant indicated his consent.)
- d. Preliminary approval, return final approval on consent.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Laurie Romano moved, seconded by Martha Gray , and carried by a vote of 7 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, May 23 , 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:45 P.M.

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