

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 13, 2005

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	Co-Vice Chair	Engineering Building, Room 17
James King	Co-Vice Chair	123 East Anapamu Street
Bethany Clough		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Valerie Froscher		
Greg Ravatt		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	BAR Secretary	
Peter Imhof	Planner III	

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

COMMITTEE MEMBERS PRESENT:

Robin Donaldson	Chair
Kathryn Dole	1st. Vice Chair
James King	2 nd Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: Greg Ravatt and Chris Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to:

- Item C-7 04BAR-00000-00319 Sign Commercial Building was continued to May 27, 2005 at the request of the applicant.
- Item # 3 05BAR-00000-00068 Gordon Guesthouse Remodel and Additions was dropped from the agenda at the request of the applicant.
- Item #20 05BAR-00000-00063 Richardson Residence Addition was continued to July 1, 2005 at the request of the applicant.

III. MINUTES:

- Clough moved, seconded by Froscher and carried by a vote of 5-0-2 (Ravatt and Roberts absent, Dole, Fisher-Miller abstain) to approve the Minutes of April 15, 2005.
- Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to approve the Minutes of April 29, 2005

IV. CONSENT AGENDA: (Time Certain 8:30 a.m.)

C-1. 04BAR-00000-00271 Mac Naughton Residence Addition Carpinteria
04CDH-00000-00033 (Dan Nemechek, Planner) Ridgeline: N/A

Request of Jeremy Roberts, architect for the owner, Liza Jane Mac Naughton, to consider Case No. 04BAR-00000-00271 for **preliminary/final on consent of a residence addition of approximately 262 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and garage of approximately 437 square feet. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-008, located at **124 Rincon Point Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/19/04, 1/14/05 & 2/25/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 04BAR-00000-00271.

C-2. 04BAR-00000-00209 Wasserstein Residence Addition Hope Ranch
04LUP-00000-00906 (Lisa Hosale, Planner) Ridgeline: Urban

Request of Tim Eng of Moore Ruble Yudell, agent for the owner, Bruce Wasserstein, to consider Case No. 04BAR-00000-00209 for **preliminary/final approval on consent of a two story addition of approximately 3,100 square feet and a basement of approximately 1,700 square feet**. The following structures currently exist on the parcel: a residence and two car garage of approximately 8,300 square feet. The proposed project will require approximately 651 cubic yards of cut and approximately 180 cubic yards of fill. The property is a 10.7 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-131-002, located at **4270 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 9/10/04 & 11/05/04)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 04BAR-00000-00209.

C-3. 04BAR-00000-00161 Kosterka New Guest House Toro Canyon
04LUP-00000-00161 (Peter Lawson, Planner) Ridgeline: Urban

Request of Ken Mixon, architect for the owners, Don and Carol Kosterka, to consider Case No. 04BAR-00000-00161 for **final approval on consent of a guest house of approximately 800 square feet**. The following structures currently exist on the parcel: a residence of approximately 6,809 square feet and attached garage of approximately 868 square feet. The proposed project will not require grading. The property is a 3.8 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-030-052, located at **2765 Bella Vista** in the Toro Canyon area, First Supervisorial District. (Continued from 8/13/04 & 4/15/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 04BAR-00000-00161.

C-4. 05BAR-00000-00061 Otterlei Residence Addition Summerland
05LUP-00000-00250 (Lisa Martin, Planner) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, John and Mary Otterlei, to consider Case No. 05BAR-00000-00061 for **preliminary/final approval on consent of a residence addition of approximately 769 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,470 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-038, located at **397 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 4/15/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 05BAR-00000-00061.

C-5. 04BAR-00000-00050

Bedford Enterprises Recycling Facility/Multi-Tenant Development **Santa Maria**
04DVP-00000-00008 (Adam Baughman, Planner) Ridgeline: N/A

Request of Tom Martinez, architect for the owners, Mary Ball (K & B Trucking), and the applicants, Bedford Enterprises, to consider Case No. 04BAR-00000-00050 for **further final approval on consent of an establishment of a recycling facility utilizing an existing 4,958 warehouse and two proposed 12,000 square feet multi-tenant buildings (for a total of 24,000 square feet of new building development)**. The following structures currently exist on the parcel: a metal building of approximately 4,958 square feet. The proposed project will require minimal grading (<50 cubic yards) for building pad preparation. The property is a 3.39 and 2.13 acre parcel zoned M-2 and shown as Assessor's Parcel Numbers 111-030-023/024, located at **2220 South F. Street** in the Santa Maria area, Fifth Supervisorial District. (Continued from 3/26/04, 7/09/04, 8/27/04 & 2/11/05 & 4/29/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 04BAR-00000-00050.

C-6. **Agenda error. No item was heard.**

C-7. **04BAR-00000-00319** **Singh Commercial Addition** **Goleta**
04CDP-00000-00139 (Adrienne Domas, Planner) Ridgeline: N/A

Request of W. David Winitzky, architect for the owner, Viran Singh, to consider Case No. 04BAR-00000-00319 for **final approval on consent of as built alterations and additions of approximately 414 square feet to commercial structure, as built alterations and additions of approximately 1,160 square feet to dwelling and removal of as-built roof structure of approximately 467 square feet**. The following structures currently exist on the parcel: a restaurant of approximately 1,190 square feet and s-built storage structure of approximately 2,041 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-005, located at **6576 Trigo Road** the Goleta area, Third Supervisorial District. (Continued from 2/11/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to continue 04BAR-00000-00319 to the meeting of May 17, 2005 at the request of the applicant. See Agenda Status Report!

C-8. **04BAR-00000-00205** **Graves New Residence** **Solvang**
04LUP-00000-01021 (Nicole Losch, Planner) Ridgeline: Rural

Request of James Armstrong, architect for the owners, Steve and Kathleen Graves, to consider Case No. 04BAR-00000-00205 for **final approval on consent for color board of a new residence of approximately 6,908 square feet, an attached garage of approximately 1,332 square feet, courtyard of approximately 1,774 square feet. (Total of approximately 7,310 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 1,930 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 5 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-680-007, located at **1105 Fredensberg Canyon Road** in the Solvang area, Third Supervisorial District. (Continued from 9/10/04, 12/03/04, 2/11/05, 3/18/05 & 4/29/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 04BAR-00000-00205.

C-9. **05BAR-00000-00107** **Fuel Depot Replacement Signs** **Goleta**
05SCC-00000-00007 (Amy Trester, Planner) Ridgeline: N/A

Request of Bendi White, agent for the owner, John Price, to consider Case No. 05BAR-00000-00107 for **final approval on consent of pole sign with a 3 x 9 sign at top, and two price signs located lower on the pole, each approximately 46" x 61". Also proposed are two wall signs, one approximately 189" x 26" and the other approximately 108" x 36". Also proposed is another price sign of approximately 19.47 square feet attached to an existing pole structure**. The following structures currently exist on the parcel: a service gas station of approximately 1,510.3 square feet with two canopies of approximately 1,010.5 square feet and landscaping. The proposed project will not require grading. The parcel is zoned CH and shown as Assessor's Parcel Number 067-230-029, located at **250 N. Turnpike** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/29/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 05BAR-00000-00107.

C-10. 04BAR-00000-00291 Sprint Telecommunications Facility Orcutt
04CUP-00000-00004 (Tom Figg, Planner) Ridgeline: N/A

Request of Tricia Knight, agent for the owners, Sprint, to consider Case No. 04BAR-00000-00291 for **final approval on consent of Telecommunication Facility- (previously designed as a mono-pine and now proposed as a faux antique water tank) approximately 65 feet high and housing two telecommunication carriers (Sprint & Nextel) located on an existing developed commercial property.** The property is shown as Assessor's Parcel Number 105-121-001, located southwest of the intersection of Clark Avenue and Broadway in the Orcutt area, Fourth Supervisorial District. (Continued from 12/17/04 & 1/28/05 & 4/29/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 04BAR-00000-00291.

C-11. 05BAR-00000-00108 Sprint Telecommunications Facility Santa Barbara
05CUP-00000-00021 (Tom Figg, Planner) Ridgeline: N/A/Urban/Rural

Request of David Thornburgh, agent for the owners, Sprint, to consider Case No. 05BAR-00000-00108 for **final approval on consent to replace an existing 46 foot high telephone utility pole with a new 56' pole; place three new antennas on wood cross arms attached to the new pole at 44' above ground; all antennas painted to match wood pole and cross arm. An equipment shelter is proposed adjacent to a self-storage facility that is under construction.** The parcel is zoned C-1 and shown as Assessor's Parcel Numbers 069-160-066 (1.58 acre parcel) and 069-160-067 (.87 acre parcel), located at **99 N. Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/29/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval on consent of 05BAR-00000-00108.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

Discussion with regards to distribution of project information/history to members prior to BAR review:

- **If materials are required in advance, this practice must apply to either all projects or none.**
- **Kris Miller Fisher: BAR walking in cold without prior information is not fair to applicants.**
- **Where BAR sees projects multiple times, BAR has good familiarity with projects already.**
- **Interactive dynamic of BAR hearing, synergistic interaction of multiple BAR members at hearing allows productive review.**
- **Question of additional delays, costs to applicant posed by requiring circulation in advance.**
- **Majority of BAR does not feel that having information in advance will be helpful or would be reviewed.**
- **Important to have minutes available online. Include past minutes in agenda?**
- **No change in procedure at this time. Placing BAR minutes online is desirable. Possible to put planner memos online, too?**

VI. STAFF UPDATE:

- ❖ **Development Review South Deputy Director Steve Chase introduced himself.**
- ❖ **Blean Blossom Lot "H" appeal hearing at PC scheduled for 5/25. BAR representative is requested to attend.**

HEIGHT CALCULATION METHODOLOGY DISCUSSION

- Noel Langle discussed schedule for further review: revised height calculations will go to MPC on 6/18, PC on 6/22.
- BAR discussed Jim King's study of issues presented by new height calculations approach.
- Robin Donaldson: new calculations are problematic for larger subdivisions where extensive grading is required.
- New approach could result in big downslope facades and more reflected light leaving site.
- New approach would not limit BAR discretion to condition projects as required over and above height limit requirements.
- Height calculations do not explicitly acknowledge additional BAR discretion or downslope façade concern. Applicants may have sense of entitlement where project meets height definition, but still does not address other design issues.
- Possible alternate approach suggested by Jim King: 16 foot height from existing grade to mean roof height (no averaging).

VII. STANDARD AGENDA:

1. 04BAR-00000-00347 El Capitan Canyon Campground New Additions Gaviota Coast 04SCD-00000-00042 (Alan Hanson, Planner) Ridgeline: N/A

Request of Brent Daniels, agent for the owners, Cima del Mundo, LLC, to consider CaseNo. 04BAR-00000-00347 for **preliminary approval of landscaping plan, lighting plan and structures in compliance with conditions of approval on the approved El Capitan Ranch Campground CUP revisions, #01CUP-00000-00096.** The property is currently vacant, and is a 181.05 acre parcel zoned AG-II-100 and shown as Assessor's Parcel number 081-230-036, located at **11560 Calle Real** in the Gaviota Coast area, Third Supervisorial District. BAR review is limited to determination of compliance with Conditions #2, 4, 5, and 6 on the Conditional Use Permit. (Continued from 2/11/05 & 3/18/05)

ACTION: Dole moved, seconded by Miller-Fisher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to continue 04BAR-00000-00347 for preliminary/final approval. The following comments were made by the Board of Architectural Review members present at this meeting:

COMMENTS:

Applicant:

View Analysis Presentation: vegetative screening.

Possibility of planting in Caltrans ROW exists, including plantings outside of approved Caltrans list.

BAR Comments:

- a. **Architecture of rest station buildings is big improvement, much more inviting.**
- b. **Excellent choice of plant materials, but BAR has difficulty believing that RVs will not be visible even after 10 years, as required by permit condition.**
- c. **Gaps through view corridor will exist from east, west and south. Especially distant views of RV parking will be difficult to screen.**
- d. **BAR has grave concerns over site plan. Overall concept of 50 RVs on this site is deeply problematic.**
- e. **It is hard for BAR to fulfill its responsibility to protect views, given later BAR participation in process. BAR lack of involvement at early stage is fundamental issue.**
- f. **Everything possible has been done to screen project. Site plan design nevertheless presents visual impacts that can't be mitigated or effectively screened. BAR straw vote on whether BAR findings can be made: For – 2, Against – 4. Vote fails.**
- g. **Continued to preliminary/final. Planning staff to prepare findings for BAR action.**

2. 04BAR-00000-00041 Pacificor New Barns and Round Pen Santa Barbara 04LUP-00000-00156 (Michelle Wilson, Planner) Ridgeline: Urban

Request of Rob Alexander, agent for the owner, Pacifcor, to consider Case No. 03BAR-00000-00041 for **preliminary/final approval of three horse barns of approximately 2,924 square feet, 766 square feet, and 613 square feet for a total of 4,303 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,980 cubic yards of cut and approximately 2,110 cubic yards of fill. The property is a 45.27 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-006, located at **1575 N. Ontare Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/12/04 & site visit 4/16/04, 5/28/04, 8/27/04 & 10/01/04)

ACTION: Dole moved, seconded by King and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to grant final approval of 04BAR-00000-00041. The following comments were made by the Board of Architectural Review members present for this meeting:

COMMENTS:

- a. Color should be darker, color of oak trees.
- b. Landscaping should be left oaks, ceanothus, manzanita. Drop sycamores.
- c. Roof: use brown color asphalt "weathered bark"
- d. Base siding color: use "Orchard" green. Trim: Navajo white.
- e. Final Approval

Santa Maria/Santa Ynez/Los Olivos/Solvang/Los Alamos Areas

3. **05BAR-00000-00068** **Gordon Guesthouse Remodel/Addition** **Santa Ynez**
(No planner assigned) Ridgeline: Rural

Request of Moniot Design, agent for the owner, Mr. Lee K. Gordon, to consider Case No. 05BAR-00000-00068 for **conceptual review of a new garage addition of approximately 310 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,800 square feet, cabana of approximately 144 square feet and storage structures of approximately 925 square feet, guest house of approximately 621 square feet and a pool. The proposed project will require approximately 23 cubic yards of cut and fill. The property is a 5.16 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-160-048, located at **5575 Baseline Avenue** in the Santa Ynez area, Third Supervisorial District. (Continued from 3/18/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to drop 05BAR-00000-00068 from the agenda at the request of the applicant. *See Agenda Status Report.*

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **05BAR-00000-00080** **Verizon Communications Monopine Telecom Facility** **Santa Barbara**
05CUP-00000-00011 (Andrea Chadden, Planner) Ridgeline: N/A

Request of Leah Emerson, agent for the applicants, Verizon Communications, to consider Case No. 05BAR-00000-00080 for **conceptual/preliminary approval of construction of a 65 foot tall monopine facility placed within a stand of existing pines 31 feet to 61 feet in height.** No structures currently exist on the parcel. The proposed project will require minimal grading. The property, total proposed lease area is an approximately 1,200 square foot parcel zoned REC and shown as Assessor's Parcel Number 049-022-001, located at **4000 Modoc Road** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. Monopine examples: Summerland substation and 6300 Cathedral Oaks
- b. BAR Comments:
- c. Black chain link fence is preferable.
- d. Fill in gap between existing and proposed planting with mid-size shrubs.

- e. Fence slat color should be redwood.
- f. Return preliminary/final on consent.

5. **05BAR-00000-00105 Perry Residence Addition and New Garage Mission Canyon**
05LUP-00000-00437 (Holly Bradbury , Planner) Ridgeline: Urban

Request of Lori Kari, architect for the owners, Roger and Gina Perry, to consider Case No. 05BAR-00000-00105 for **conceptual review of a residence addition of approximately 1,558 square feet and new garage of approximately 566 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,548 square feet and garage of approximately 472 square feet. The proposed project will require approximately 148 cubic yards of cut and no fill. The property is a 7,502 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-050, located at **834 Cheltenham Road** in the Mission Canyon area, First Supervisorial District.

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

COMMENTS:

- Valerie Froscher disqualified herself based on a conflict of interest.

BAR Comments:

- a. Work on roof plan. Re-check roof lines for accuracy, drainage.
- b. Add landscaping to plan.
- c. Return preliminary/final

6. **03BAR-00000-00289 Mira Garage/Workshop Mission Canyon**
04LUP-00000-00102 (Dan Nemechek, Planner) Ridgeline: N/A

Request of David Heidelberger, agent for the owner, Philp Mira, to consider Case No. 03BAR-00000-00289 for **further conceptual review/preliminary/final approval of a garage and workshop of approximately 1,440 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,436 square feet with an attached garage (footage excluding garage.) The proposed project will not require grading. The property is a .79 acre parcel zoned 1-E-1-D and shown as Assessor's Parcel Number 023-300-004, located at **1091 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 10/31/03, 11/21/03 & 7/09/04 & 11/19/04)

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

COMMENTS:

- Applicant clarified that square footage of structure is 765 square feet. All activities on premises are permitted.

Public Comment:

- Susanna Spalding Davis: Addressed fire safety, hazards issue.
- Rand Reitz: Zoning violations should be resolved before BAR action. Parking areas should be shown on plan. Parking areas are not paved. Some vehicles in County ROW. Real purpose of garage is not to house vehicles, but condones auto-wrecking business.
- Steve Baylor, neighbor: No landscaping shown on plan.
- Mike Mazetti, neighbor: Inappropriate to allow second garage, will expand operation.
- Gene Scheibe, neighbor: Second garage is not appropriate. Conflicts with rural nature of area, congests area.
- Ron Howendervogt, neighbor: Garage inappropriate; condones junk yard operation.

BAR Comments:

- a. **Size of structure is no longer outrageous. Remaining question is placement of structure Adequate, professional landscape plan is needed to balance site design.**
- b. **Landscape plan should show all parking areas, hardscape, lighting and ornamental planting.**
- c. **Grading plan for building siting is needed.**
- d. **Motion to deny (Miller-Fisher moved, Froscher seconded) does not pass (3-4).**
- e. **Return 7/1/05 with landscape, grading, lighting plans, color board.**
- f. **BAR strongly recommends that project should go back to Mission Canyon Review Board before returning.**

7. **04BAR-00000-00178 Pomeroy Residence Addition Santa Barbara**

04LUP-00000-00688 (Amy Trester, Planner)

Ridgeline: Urban

Request of Joaquin Ornelas, architect for the owner, Nikki Pomeroy, to consider Case No. 04BAR-00000-00178 for **conceptual review/preliminary/final approval of an addition of approximately 1,538 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,365 square feet. The proposed project will not require grading. The property is a 2.5 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 049-140-009, located at **1070 Veronica Springs Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/27/04 & 2/25/05)

Project received no review. No representative present.

8. **05BAR-00000-00097 Rutten Residence Addition Santa Barbara**

(No Planner Assigned)

Ridgeline: N/A

Request of Nick Vergara, architect for the owners, Maya and Raul Rutten, to consider Case No. 05BAR-00000-00097 for **conceptual review of residence addition of approximately 730 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet. The proposed project will require approximately 16 cubic yards of cut and no fill. The property is a 9,082 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-061-010, located at **3938 Harrold Avenue** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **BAR agrees with overall project concept.**
- b. **Roof drainage between existing and new structure needs re-study.**
- c. **Arched windows do not match existing style. Restudy.**
- d. **Return preliminary/final.**

9. **05BAR-00000-00094 MacKay New Garage Mission Canyon**

05LUP-00000-00094 (Allen Bell, Planner)

Ridgeline: TBD

Request of Tracey Reineke, agent for the owners, Hugh and Jill MacKay, to consider Case No. 05BAR-00000-00094 for **conceptual review of a garage of approximately 484 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,552 square feet. The proposed project will require approximately 106 yards of cut and approximately 2.5 cubic yards of fill. The property is a 1.03 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-066, located at **890 Tornoe Road** in the Mission Canyon area, First Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary approval at the meeting of July 1, 2005. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **A nicer garage door (carriage-style) would enhance project.**
- b. **Retaining wall could be more creatively designed, utilizing a different, less rigid shape that complements beauty of house.**

- c. **Conceptual grading plan, landscaping needed.**
- d. **Return preliminary.**

10. 05BAR-00000-00103 Pearson Residence Additions Santa Barbara
(No Assigned Planner) Ridgeline: N/A

Request of Dawn Sherry, architect for the owners, Rod and Marlene Pearson, to consider Case No. 05BAR-00000-00103 for **conceptual review of a residence addition of approximately 650 square feet and garage addition of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,841 square feet. The proposed project will require no cubic yards of cut and approximately 30 cubic yards of fill. The property is a 8,841 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-072-047, located at **3813 Center Avenue** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **Positive comments.**
- b. **Planner to confirm that BAR review is required.**
- c. **Return preliminary/final on consent, with details to match existing, planner letter.**

11. 05BAR-00000-00102 Foster Residential Additions and Remodel Hope Ranch
05LUP-00000-00410 (Holly Bradbury, Planner) Ridgeline: Urban

Request of Robert Senn, architect for the owners, Hank and Ann Foster , to consider Case No. 05BAR-00000-00102 for **conceptual review of a residence addition and remodel of approximately 3,620 square feet, new detached garage and cabana of approximately 2,167 square feet and new guesthouse and gym of approximately 1,736 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,452 square feet, detached garage of approximately 380 square feet and detached storage building of approximately 322 square feet. The proposed project will require approximately 2,000 cubic yards of cut and fill. The property is a 2.58 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-003, located at **501 Via Sinuosa** in the Hope Ranch area, Second Supervisorial District.

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

COMMENTS:

- **Return preliminary/final with landscape/planting plan, planner memo.**

12. 03BAR-00000-00272 Barels New Garage/Barn Gaviota
03LUP-00000-01031 (Adrienne Domas, Planner) Ridgeline: Rural

Request of Howard Wittausch, architect for the owner, Larry Barels, to consider Case No. 03BAR-00000-00272 for **preliminary approval review of a new garage/barn of approximately 5,084 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,408 square feet. The proposed project will require approximately 160 cubic yards of cut and approximately 160 cubic yards of fill. The property is a 3.8 acre parcel zoned U and shown as Assessor's Parcel Number 079-140-011, located at **9000 El Camino Real** in the Gaviota area, Third Supervisorial District. (Continued from 10/17/03 & 2/13/04)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Ravatt, Roberts, Donaldson and Clough absent) to grant preliminary approval of 03BAR-00000-00272. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Photos of site and possible impacts to public views are needed.**
- b. **Grading, per applicant, is 60 cubic yards.**
- c. **Structure is still very large.**
- d. **BAR cannot support requested 0.9 foot height exemption.**

- e. Color must be darker.
- f. Since grading is proposed, plan must show landscaping to address erosion.

Toro Canyon/Summerland/Carpinteria Areas

13. **04BAR-00000-00043** Starbuck New Residence **Carpinteria**
04CDH-00000-00006 (Richard Kentro, Planner) Ridgeline: N/A
Request of Neumann, Mendro, Andrulaitis Architects, architect for the owner, Charlie Starbuck, to consider Case No. 04BAR-00000-00043 for **preliminary/final approval of a new residence of approximately 2,265 square feet with an attached garage of approximately 337 square foot, deck of approximately 1,347 square feet and balcony of approximately 87 square feet.** The following structures currently exist on the parcel: a residence of approximately 659 square feet with 860 square foot deck to be demolished. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a .48 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-410-026, located at **3485 ½ Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 3/26/04)
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Ravatt, Roberts, Donaldson and Clough absent) to grant final approval of 04BAR-00000-00043.**
- COMMENTS:**
- a. Favorable comments.
 - b. Final approval.
14. **05BAR-00000-00090** Delgado New Residence and Gate House **Toro Canyon**
Ridgeline: Rural
Request of Richard Redmond, architect for the owners, Ken and Nina Delgado, to consider Case No. 05BAR-00000-00090 for **conceptual review of a new residence of approximately 5,363 square feet and gate house of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 5.25 acre zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District.
- 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:**
- a. Public Comment:
 - b. Thomas Ferguson, neighbor: questions about timing of improvement of road.
 - c. BAR Comments:
 - d. Appropriate design for the site. Subtle, sophisticated.
 - e. Choice of materials, level of detailing very important. Detailing needs to be better developed, more layered. Possibly flat tile?
 - f. Each elevation should receive same level of attention, detail. North elevation: windows don't relate to roof. Restudy.
 - g. Retaining wall at rear of house creates "no man's land"/dead space. Grade should instead meet rear wall of house.
 - h. Browner color tones for siding are desirable.
 - i. Bring road improvement plan.
15. **05BAR-00000-00088** Johnston Residence Addition **Toro Canyon**
05CDP-00000-00023 (Lisa Martin, Planner) Ridgeline: N/A
Request of Vic Lozzetti, architect for the owner, Kris Johnston, to consider Case No. 05BAR-00000-00088 for **conceptual review of a residence addition of approximately 816**

approximately 2,227 square feet and detached recreation building of approximately 679 square feet. The following structures currently exist on the parcel: a residence of approximately 2,200 square feet and garage of approximately 500 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 10,795 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-058, located at **3273 Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 12/17/04)

ACTION: Froscher moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Ravatt, Roberts and Clough absent) to grant preliminary approval of 04BAR-00000-00287. Applicant to resubmit for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Applicant: Detached recreation building no longer part of application.

BAR Comments:

- **Return with gate design for final on consent.**

**18. 05BAR-00000-00075 Short New Residence, Garage and Cabana Summerland
0CDP-00000-00017 (Peter Lawson, Planner) Ridgeline: N/A**

Request of Robert Senn, architect for the owner, Robert Short, to consider Case No. 05BAR-00000-00075 for **conceptual review/preliminary approval of a new residence of approximately 3,311 square feet, attached garage of approximately 895 square feet and new detached cabana of approximately 402 square feet.** No structures currently exist on the parcel. The proposed project will require no cut and approximately 200 cubic yards of fill. The property is a 1 acre parcel zoned A-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.

ACTION: Froscher moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Ravatt, Roberts and Clough absent) to grant preliminary approval of 05BAR-00000-00075. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Consider reducing size of lawn area.**
- Preliminary approval. Return with colors, gate design, lighting plan, on final.**

**19. 04BAR-00000-00237 Haynie Demo/New Residence, Garage and Guest House Summerland
04LUP-00000-00940 (Alice Daly, Planner) Ridgeline: N/A**

Request of Harrison Design Associates, architect for the owner, Douglas Haynie, to consider Case No. 04BAR-00000-00237 for **further preliminary/final approval of a new residence of approximately 4,669 square feet, attached garage of approximately 750 square feet and guest house of approximately 784 square feet.** The following structures currently exist on the parcel: a residence (to be demolished) of approximately 3,682 square feet and attached garage of approximately 817 square feet square feet. The proposed project will require approximately 37 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-024, located at **355 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 10/01/04 & 1/14/05 & 2/25/05 & 3/18/05)

ACTION: Miller-Fisher moved, seconded by King and carried by a vote of 7 to (Ravatt and Roberts absent) to grant final approval of 04BAR-00000-00237. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

- **Tom Evans: Big improvement, though greater step-back would be better. Main thing is that palms are gone. Lighting should use obscure amber glass, not more than 3 x 20v lights.**

BAR Comments:

- **Final approval.**

20. **05BAR-00000-00063 Richardson Residence Addition Summerland**
05CDP-00000-00013 (Alan Hanson, Planner) Ridgeline: Urban
Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **conceptual review of an addition of approximately 1,345 square feet to an existing 1,970 single family dwelling, demo of an existing garage of approximately 400 square feet and replacement with a garage of approximately 448 square feet, and new patio of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet and detached garage of approximately 400 square feet. The proposed project will require grading. The property is a 12,000 square foot 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)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Ravatt and Roberts absent) to continue 05BAR-00000-00063 at the request of the applicant. See Agenda Status Report.

21. **03BAR-00000-00270 Fink New Residence Summerland**
03CDH-00000-00024 (Dan Nemechek, Planner) Ridgeline: Rural
Request of Scott Rolland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for **further conceptual review of a new residence of approximately 8,000 square feet, garage of approximately 750 square feet, guest house of approximately 800 square feet and cabana of approximately 765 square feet and a bridge.** No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and 2000 cubic yards of fill. The property is a 3.02 acre parcel shown as Assessor's Parcel Number 005-260-014, located at 2773 Padaro Lane in the Summerland area, First Supervisorial District. (Continued from 10/17/03 & 11/19/04 & 4/08/05)

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

COMMENTS:

Public Comment:

- **Reeve Woolpert: House size is not appropriate to site. There is more than one slope on the site. House should relate to all slopes; current design does not. Guest house re-location is only substantial improvement.**
- **Tom Evans: House is too big for site. Bluff will erode away quickly. More seaside-style/softer architecture would be preferable. Central ridge of house is too long. Break up if possible.**
- **Jeffrey O'Neil: Central ridge is too long, should be broken up. Difficult site. No way to improve, except make smaller.**

BAR Comments:

- a. Site does not have a big buildable area. Cliff will erode before long, making site and any structure more visible.**
- b. House needs to be smaller.**
- c. Careful integration with site (Jackson Hole, NY museum as example) is vitally important to success of design. Conventional shapes of design do not work well with site. Look at Charles Green Monterey house and better Greek hillside houses as example of houses that integrate well with their sites.**
- d. Changing materials on certain elements of house, so that house is not uniformly stone, will make appear less massive, less fortress-like.**
- e. Present design reads as too long. Try turning elements on angles? Central section is too long. Strive for more of a village feel.**

- f. To reduce massing, either use smaller, conventional shapes, broken up or larger, alternative/unconventional shapes.**
- g. Hidden drainpipe is improvement.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Robin Donaldson moved, seconded by Bethany Clough, and carried by a vote of 7 to 0 (Greg Ravatt and Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, May 27, 2004 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.