



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 19, 2006

Kathryn Dole	Chair	Santa Barbara County
Robin Donaldson	Vice Chair	Engineering Building, Room 17
Pamela Ferguson Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Chris Roberts		(805) 568-2000
Jeremy Roberts		
Anita Hodosy	BAR Secretary	
Alice Daly	Planner III	

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

COMMITTEE MEMBERS PRESENT:

Kathryn Dole	Chair
Pamela Ferguson Ettinger	
Valerie Froscher	
Chris Roberts	
Jeremy Roberts	
Anita Hodosy	BAR Secretary
Alice Daly	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

Derek Johnson of Comprehensive Planning invites SBAR members to participate in a design charrette on design guidelines for unincorporated Goleta, to take place on June 3, 2006, 1-5pm at the Best Western South coast Inn, 5620 Calle Real. The draft Goleta Residential Guidelines will be presented to SBAR on June 16, 2006.

- II. AGENDA STATUS REPORT:** J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to:
- Continue C-1 05BAR-00000-00236 Bond New Residence continued to the meeting of June 2, 2006 at the request of the applicant.
 - Continue C-4 05BAR-00000-00320 McLaughlin Residence Remodel/Addition to the meeting of June 2, 2006 at the request of the applicant.

- III. MINUTES:** J. Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson absent) to approve the Minutes of May 12, 2006

IV. CONSENT AGENDA:

- C-1. 05BAR-00000-00236 Bond New Residence Goleta**
05LUP-0000-01045 (Dan Nemechek, Planner) Jurisdiction: Ridgeline - Urban
Request of Hochausser and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **final approval on consent of a conversion of an existing residence to a second residential unit of approximately 1,200 square feet (BAR review not required), with an attached garage/stairwell of approximately 572 square feet, a second story workshop of approximately 457 square feet, a new residence of approximately 4,906 square feet with an attached garage of approximately 532 square feet and landscaping.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 629.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District. (Continued from 10/14/05 and Site Visit 11/08/05, 12/02/05, 12/16/05, 1/27/06, 3/24/06 & 5/12/06)
- ACTION: Froscher moved, seconded by Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to continue 05BAR-00000-00236 to the meeting of June 2, 2006 at the request of the applicant. See Agenda Status Report.**
- C-2. 06BAR-00000-00051 Felts New Garage Santa Barbara**
05LUP-00000-00721 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban
Request of Ken Felts, owner, to consider **06BAR-00000-000051 for final approval on consent of a new garage of approximately 1,328 square feet, additions to an existing garage of approximately 1,813 square feet with a second story new office of approximately 1,851 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,800 square feet and detached garage of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-013, located at **3550 La Entrada in the Santa Barbara area, Second Supervisorial District.** (Continued from 8/12/05, 10/28/05, 3/31/06 & 5/12/06)
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval on consent of 06BAR-00000-00051.**
- C-3. 05BAR-00000-00231**
Ensing Porch Variance and Wall Conditional Use Permit Summerland
04VAR-00000-00003/05CUP-00000-00063 (Lisa Hosale, Planner) Jurisdiction: Summerland
Request of Jay Higgins, agent for the owners, Mark Wayne Ensing, to consider Case No. 05BAR-00000-00231 for **final approval on consent of a Variance to allow a new 350 square foot porch 5 feet from the right of way, and a 3 foot high planter approximately 2 feet from the right of way within the front yard setback. The Conditional Use Permit would allow a new 6 foot high fence located on top of an existing 3 foot high wall (total height 9 feet) to be located within the front yard setback.** The following structures currently exist on the parcel: a permitted residence of approximately 800 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-039, located at **2186 Hardinge Street** in the Summerland area, First Supervisorial District. (Continued from 10/14/05, 1/27/06, 4/21/06 & 5/12/06)
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval on consent of 05BAR-00000-00231.**
- C-4. 05BAR-00000-00320 McLaughlin Residence Remodel/Addition Summerland**
05CDP-00000-00155 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban
Request of Joaquin Ornelas, agent, for Patrick McLaughlin, owner, to consider Case No. 05BAR-00000-00320 for **preliminary/final approval on consent of a residence remodel and addition of approximately 102 square feet with a deck addition of approximately 604 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,291 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned

R-1/E-1 and shown as Assessor's Parcel Number 005-132-018, located at **2225 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 2/24/06 & 5/12/06)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to continue 05BAR-00000-00320 to the meeting of June 2, 2006 at the request of the applicant. See Agenda Status Report.

- C-5. 03BAR-00000-00228**
St. George Addition & Conversion to 4 Unit Apartment/Condo Complex Isla Vista
02NEW-00000-00022 (Robert Dostalek, Planner) **Jurisdiction: DVP**
Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 03BAR-00000-00228 for **final approval on consent of an addition of approximately 2,226 square feet to an existing residence, including the conversion of a garage of approximately 455 square feet to habitable space and conversion of the resulting residence to a 4 unit apt/condo complex.** The following structures currently exist on the parcel: a residence of approximately 1,498 square feet and garage of approximately 455 square feet. The proposed project will not require grading. The property is a 11,303 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-035, located at **6554 Del Playa** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/03 & 2/13/04 & 1/27/06)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson absent) to grant final approval on consent of 03BAR-00000-00228.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

Chris Roberts:

- **Lillie Ave project is being implemented by Public Works w/o design review. Pacific Coast Land Design was hired to develop design guidelines; there has been a lot of effort on this but PW is ignoring the effort.**

Kate Dole:

- **This is a highly visible design corridor that requires design review. Kate will make followup calls. Suggestion that this get agendized as SBAR and PC discussion items.**

VI. STAFF UPDATE:

Alice Daly will be leaving in early June to accept a new position in Austin, Texas. New P&D staffer for SBAR to be announced.

VII. STANDARD AGENDA:

Isla Vista/Goleta

- 1. 06BAR-00000-00091** **Beerman New Residence and Garage** Goleta
(No Assigned Planner) **Jurisdiction: Design Overlay**
Request of Murray Duncan, architect for the owners, David and Karen Beerman, to consider Case No. 06BAR-00000-00091 for **conceptual review of a new residence and attached garage of approximately 4,705 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 830 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 26,743 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-016, located at **1270 Via Brigetta** in the Goleta area, Second Supervisorial District.

Project received 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. **Like use of various materials, but concerned w/ the tile roof on the attic ventilation tower and the "hat" on the cupola.**

- b. **Suggest stone on the raised deck would like to see more of the wrought iron treatment on more windows hardscape must be substantially reduced.**
- c. **Return for preliminary approval.**

2. Discussion Item Wildlife Care Network Facility Goleta
05LUP-00000-00914 (Errin Briggs, Planner) Jurisdiction: Commercial

Request of Akiko Wade, agent for the owner, Wildlife Care Network, to consider Case No. Discussion Item for **a change of use to a Wildlife Care Network Facility including demolition of an existing single family residence and garage, new wildlife clinic of approximately 2,700 square feet, clinic building of approximately 510 square feet, new animal pens and parking area of approximately 5,500 square feet.** The following structures currently exist on the parcel: a single family residence and garage of approximately 2,925 square feet. The proposed project will require approximately 400 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 1.5 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-170-026, located at **1460 North Fairview** in the Goleta area, First/Second/Third/Fourth/Fifth Supervisorial District.

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

COMMENTS:

- a. **Suggest permeable eco-friendly materials with a rural feel for the parking lot.**
- b. **Suggest getting a landscape architect to donate time.**
- c. **Suggest trying to make perimeter landscaping compatible with what is on other side of the road.**
- d. **Nice project.**

3. 04BAR-00000-00296 Stephen New Residence Goleta
04LUP-00000-01194 (Peter Lawson, Planner) Ridgeline: Rural

Request of Greg Ravatt, architect for the owner, Phillip Stephen to consider Case No. 04BAR-00000-00296 for **preliminary/final approval of a new residence of approximately 4,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 750 cubic yards of cut and approximately 750 cubic yards of fill. The property is a 9.7 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-027, located at **1534 Twin Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 10/29/04 & 3/11/05 & 6/10/05)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 to continue 04BAR-00000-00296 for further preliminary/final approval and a site visit. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Very exciting progressive design on a challenging site.**
- b. **Architecture is appropriate.**
- c. **Plant palate is good. Suggest massing of plantings to improve screening if Fire requirements allow.**
- d. **Add to the existing native materials where possible.**
- e. **Need story poles for deck area**
- f. **Want to schedule site visit.**
- g. **Continued for further preliminary**

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. 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 **revised final approval for a partial demo of approximately 870 square feet, addition to an existing garage of approximately 630 square feet, first floor addition of approximately 1,016 square feet, a new second floor of approximately 1,302 square feet and a 220 square foot remodel of existing residence.** 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 no cut and 248 cubic yards of 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. (Continued from 5/13/05 & 8/12/05)

ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson absent) to grant revised final approval of 05BAR-00000-00105. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Motion included height exemption granted due to unusual circumstances.**

5. 06BAR-00000-00097 Meeder/Burke New Residence Mission Canyon

06LUP-00000-00374 (Errin Briggs, Planner)

Jurisdiction: Mission Canyon

Request of Ted Meeder and Maureen Burke, owners, to consider Case No. 06BAR-00000-00097 for **conceptual review of a new residence of approximately 2,397 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 44 cubic yards of cut and approximately 352 cubic yards of fill. The property is a 8,491 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-114-017, located at **1065 Cheltenham Road** in the Mission Canyon area, First Supervisorial District.

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

COMMENTS:

Public Comment:

Tom Jacobs, Chair Mission Canyon Association:

- **Public safety concerns. This is a blind corner.**
- **Concern with siting and elevations.**
- **Whole house is graded 4 feet up from the street level- house could be pushed down.**
- **Bring front retaining wall down to existing grade.**

Barbara Jackson:

- **Concern with how the footprint of the house crowds the lot,**
- **Concern with height and depth.**
- **House would block ocean view.**
- **Would like to see smaller house and story poles.**

Rolf Brinckman:

- **Concerned w/ traffic safety.**
- **Public views of mountains might be impacted. Would like to see building lowered, want story poles.**

Roger Best, letter:

- **Concerned w/ size and height.**

Robert Sibers:

- **Proximity, privacy and site drainage concerns.**
- **Loss of property value.**
- **Want more space between structures.**

SBAR Comments:

- Concerned w/ grading and how first floor and basement interact.**
- Design does not relate to road. Driveway location is dangerous, resulting in a 3-story elevation not appropriate to the site.**
- Request that the planner clarify sight-line issues with Roads prior to our site visit.**
- A different style of architecture and different materials might look less massive.**
- Wall along the road perimeter and associated grading create a fortress feel that makes the house look massive. Eliminate or greatly reduce the wall.**

- f. **Concern with the safety issue of the driveway on a blind corner. Suggest garage be moved to the back of the property.**
- g. **Concern with the wall that is perpendicular to the road.**
- h. **Consider not roofing deck areas.**
- i. **Recommend new conceptual drawings based on SBAR comments and a joint site visit with the Mission Canyon Association.**

**6. 05BAR-00000-00319 Kenny/McMillan New Residence/Garage/Guest House Hope Ranch
05CDP-00000-00154 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline- Urban****

Request of Mark Sheilds, architect for the owners, Tom Kenny and Susan McMillan, to consider Case No. 05BAR-00000-00319 for preliminary/final approval of new residence of approximately 4,900 square feet, garage of approximately 849 square feet and guesthouse of approximately 798 square feet. No structures currently exist on the parcel. The proposed project will require approximately 897 cubic yards of cut and fill. The property is a 3.58 acre parcel zoned 3.5-E-1 and shown as Assessor's Parcel Number 063-171-019, located at 1500 Roble Drive in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06 and 3/31/06)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson/Froscher absent) to continue 05BAR-00000-00319 to the meeting of June 2, 2006. See Agenda Status Report.

**7. Discussion Item Byrne Residence Addition Santa Barbara
06LUP-00000-00219 (Amy Trester, Planner) **Jurisdiction: Section 2-33.12c****

Request of Rick Quintanilla, On Design, architect for the owner, Kathryn Byrne, for BAR to render its advice on a proposal **to consider a first floor residence addition of approximately 457 square feet, second floor addition of approximately 783 square feet and approximately 23 square feet of additional garage storage.** The following structures currently exist on the parcel: a residence of approximately 1,499 square feet and garage of approximately 417 square feet. The proposed project will not require grading. The property is a 8,712 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-051-019, located at **4662 Puente Plaza** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

Public Comment:

- **Letters from 9 neighbors: support the project**
- **Gregory Solenne: Opposed to setting a precedent for 2 story additions. Concerned with loss of views.**

SBAR Comments:

- **Would like to see the stone veneer wrap around the south elevation to break it up.**
- **Not fair at this stage to change this project, but neighborhood design guidelines are needed. Would have more direction on this if it wasn't so late in the process.**
- **Definite cumulative concerns.**
- **Appreciate being able to comment, but believe that the project should move forward**
- **Appreciate that the design steps back at 2nd floor rather than a 2-story box.**

**8. 06BAR-00000-00087
Naretto/Swoden Residence Addition and New Garage Santa Barbara**

06LUP-00000-00351 (Selena Buoni, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Craig Burdiok, architect for the owners, Marian Naretto and John Sowden, to consider Case No. 06BAR-00000-00087 for **conceptual review/preliminary approval of a residence addition of approximately 675 square feet and demolition of garage of approximately 475 square feet and rebuild of garage of approximately 495 square feet and a new deck of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,380 square feet and attached garage of approximately 475 square feet. The proposed project will not require grading. The property is a 11,475 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-142-007, located at **2898 Exeter Place** in the Santa Barbara area, First Supervisorial District.

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Ferguson-Ettinger absent) to grant preliminary approval of 06BAR-00000-00087. Applicant to return for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Looks good, nice project.

MOTION: Preliminary approval. Return for final approval on consent with color board.

**9. 06BAR-00000-00086 Greene and Sterndahl Demolition/New Residence Hope Ranch
06LUP-00000-000401 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Urban**

Request of Bruce Shindelus, architect for the owners, Nicole Greene and Denny Sterndahl, to consider Case No. 06BAR-00000-00086 for **conceptual review of a new residence with attached garage of approximately 5,430 square feet and gym of approximately 320 square feet.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,004 square feet to be demolished. The proposed project will require approximately 630 cubic yards of cut and approximately 1,670 cubic yards of fill. The property is a 3.12 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-009, located at **4636 Via Huerto** in the Hope Ranch area, Second Supervisorial District.

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

COMMENTS:

- a. A height exemption finding would not be appropriate for this case because there are no unusual circumstances that would require one. Need to make the height conform.
- b. Very vertical and grandiose. Re-study design to be compatible with the rural-looking setting.
- c. Recommend working with the hillside topography and step the structure with the topography rather than have a large 2-story structure.
- d. Extend the sensitivity of the landscaping in front of the house to the landscape plan in the back.

**10. 05BAR-00000-00188 Cook New Residence Mission Canyon
05LUP-00000-00820, (Natasha Heifetz-Campbell, Planner) Jurisdiction: Ridgeline - Urban
05CUP-00000-00040**

Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **further conceptual review of a one-story, approximately 910 square foot addition to the existing, one story adobe residence, demolition of the existing two-car garage, and construction of an approximately 260 square foot, one-car garage and an approximately 245 square foot, one-car, carport. The total building footprint would be approximately 3,180 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,765 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05, Site Visit 10/14/05, 10/28/05 & 2/24/06 & 3/31/06)

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:

Public Comments:

- **Robert Miller:** Nice architecture and landscaping, but the real issue is still square footage.

- **Jennifer Cushnie:** Still a size impact because of the setting. Want neighborhood compatibility. Question of whether the proposed alders would require water. Suggest uncovered parking instead of garages or carports.
- **Mike Larson:** Agree with earlier comments. Should go to 2 bedrooms on Lot 2. Suggest 1-car garage or no garage.
- **Marylee Martin:** Still wish for less square footage.
- **Koko Larson:** Concerned about construction impacts. Want smaller project.
- **Michael Mattioli:** Houses now look like they belong in the neighborhood, but are still a big impact.
- **William Francis:** Would like smaller 2-car garage.
- **Ginger Sledge:** Looks better, appreciate the re-design effort. Concern about runoff because of the size.

SBAR Comments:

- a. Still not at desired goal for size. Still looks overbuilt visually and can still be smaller. Goal is to make the adobe the top of the hierarchy. Reduction is not a matter of specific square footage, but of a re-design that looks smaller.
- b. Architecture greatly improved.
- c. Lot 2 still seems too big and needs further reduction. Like the style but make it smaller.
- d. OK with the adobe.
- e. Carports add to size and bulk. Either make the carports more open or leave them as unroofed open space. 1-car garages and another parking space would be best.
- f. Smaller size will not decrease the value of the project. There is a huge market for smaller homes.
- g. Neighborhood will have to adjust to the idea of 3 new homes and 3 families. A smaller 3-bedroom home will have the same people and traffic impacts as a larger 3-bedroom house.
- h. The woodland on site has been respected. Suggest removing turf, especially near the oaks.
- i. Lights should be shielded for downward illumination only.
- j. Need irrigation plan.
- k. Driplines of the oaks need to be shown on the plans.
- l. Consider varied roof colors.
- m. Can return for preliminary approval.

11. 05BAR-00000-00189 Burke/Cook New Residence Mission Canyon
05LUP-00000-00821, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline -Urban**
05CUP-00000-00042

Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **further conceptual review for a new residence of approximately 2,150 square feet, with an attached, one-car garage of approximately 423 square feet, and a one-car carport of approximately 200 square feet. The total building footprint would be approximately 2,758 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05 & 2/24/06 & 3/31/06)

Public Comments:

- **SBAR Comments: Robert Miller:** Nice architecture and landscaping, but the real issue is still square footage.
- **Jennifer Cushnie:** Still a size impact because of the setting. Want neighborhood compatibility. Question of whether the proposed alders would require water. Suggest uncovered parking instead of garages or carports.
- **Mike Larson:** Agree with earlier comments. Should go to 2 bedrooms on Lot 2. Suggest 1-car garage or no garage.

- **Marylee Martin:** Still wish for less square footage.
- **Koko Larson:** Concerned about construction impacts. Want smaller project.
- **Michael Mattioli:** Houses now look like they belong in the neighborhood, but are still a big impact.
- **William Francis:** Would like smaller 2-car garage.
- **Ginger Sledge:** Looks better, appreciate the re-design effort. Concern about runoff because of the size.

BAR Comments

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- b. Architecture greatly improved.
- c. Lot 2 still seems too big and needs further reduction. Like the style but make it smaller.
- d. OK with the adobe.
- e. Carports add to size and bulk. Either make the carports more open or leave them as unroofed open space. 1-car garages and another parking space would be best.
- f. Smaller size will not decrease the value of the project. There is a huge market for smaller homes.
- g. Neighborhood will have to adjust to the idea of 3 new homes and 3 families. A smaller 3-bedroom home will have the same people and traffic impacts as a larger 3-bedroom house.
- h. The woodland on site has been respected. Suggest removing turf, especially near the oaks.
- i. Lights should be shielded for downward illumination only.
- j. Need irrigation plan.
- k. Drip lines of the oaks need to be shown on the plans.
- l. Consider varied roof colors.
- m. Can return for preliminary approval.

12. 05BAR-00000-00190 Burke New Residence Mission Canyon
05LUP-00000-00822, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
05CUP-00000-00041

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **further conceptual review for a new residence consisting of approximately 2,780 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot, two-car, basement garage and hobby room. The total building footprint on-site would be approximately 3,270 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05 & 2/24/06 & 3/31/06)

Public Comments:

- **Robert Miller:** Nice architecture and landscaping, but the real issue is still square footage.
- **Jennifer Cushnie:** Still a size impact because of the setting. Want neighborhood compatibility. Question of whether the proposed alders would require water. Suggest uncovered parking instead of garages or carports.
- **Mike Larson:** Agree with earlier comments. Should go to 2 bedrooms on Lot 2. Suggest 1-car garage or no garage.
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- **William Francis:** Would like smaller 2-car garage.
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- f. Smaller size will not decrease the value of the project. There is a huge market for smaller homes.
- g. Neighborhood will have to adjust to the idea of 3 new homes and 3 families. A smaller 3-bedroom home will have the same people and traffic impacts as a larger 3-bedroom house.
- h. The woodland on site has been respected. Suggest removing turf, especially near the oaks.
- i. Lights should be shielded for downward illumination only.
- j. Need irrigation plan.
- k. Drip lines of the oaks need to be shown on the plans.
- l. Consider varied roof colors.
- m. Can return for preliminary approval.

Toro Canyon/Summerland/Carpinteria Areas

13. **06BAR-00000-00095** **Frampton New Residence** **Toro Canyon**
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**

Request of Lenvik and Minor Architects, architects for the owner, Kevin Frampton, to consider Case No. 06BAR-00000-00095 for **conceptual review of a new residence of approximately 4,512 (net) square feet and garage of approximately 484 (net) square feet.** No structures currently exist on the parcel. The proposed project will require approximately 41.4 cubic yards of cut and approximately 38.87 cubic yards of fill. The property is a 1.61 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-100-021, located at **2889 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

Public Comment:

Paul Recsei:

- **Style is too ornate and formal for the rural character of the area.**
- **Want height limits enforced.**
- **Would like to see the structure stepped into the hill.**

SBAR Comments:

- a. **Would not likely be able to find in favor of a height exemption.**
- b. **Design is not very rural in style.**
- c. **Would like to have a site visit.**

14. **05BAR-00000-00282** **Claus LLC Mixed-Use** **Toro Canyon**
(No Planner Assigned) **Jurisdiction: Coastal/Toro Canyon**

Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **further conceptual review of a mixed-use building consisting of commercial use of approximately 4,718 square feet with 2,260 square feet of commercial**

porch/deck and 400 square feet of commercial covered parking and residential use of approximately 5,140 square feet with 695 square feet of residential balcony and 1,009 square feet of residential covered parking. The following structures currently exist on the parcel: an industrial building used as a retail showroom of approximately 1,100 square feet to be demolished. Project also included the demolition of existing paving. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 17,127 square foot parcel zoned C-1 and shown as Assessor's Parcel Numbers 005-450-002 and 005-450-001, located at **3717 Santa Claus Lane** in the Carpinteria area, First Supervisorial District. (Continued from 12/02/05)

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

COMMENTS:

Planner Comments

Dan Nemechek:

- Will need height exemption and view corridor determination.
- Main concerns are clustering and height.
- Will be a Development Plan that goes to the Zoning Administrator.

SBAR Comments:

- a. Very sensitive site. Concerned about making any height exemptions within this overlay.
- b. Buildings still need more breaks between them. Opportunity to make it look more like a village.
- c. Buildings need to have more breathing room. Would help to have more separate buildings.
- d. Any elements that can tie the entire project into the beach context will be good. Suggest a beachy landscape plan in the right-of-way.
- e. Want to schedule a site visit on 6/6 to view story poles as agreed upon.

15. 06BAR-00000-00104 Doiron New Deck and Walls Summerland

06CDP-00000-00007 (Dan Gullet, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Carol Gross, agent for the owner, Stephen Doiron, to consider Case No. 06BAR-00000-00104 for **conceptual review/preliminary/final approval of a new deck of approximately 800 square feet and a wall of approximately 20 linear square feet.** The following structures currently exist on the parcel: a two story residence of approximately 1,325 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a .20 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-005 located at **2542 Banner Avenue** in the Summerland area, First Supervisorial District.

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant final approval of 06BAR-00000-00104. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Lighting looks ok.
- b. In character with the existing house.
- c. Motion: Final approval.

16. 06BAR-00000-00103 Steed Retaining Wall Toro Canyon

05LUP-00000-01282 (Dan Gullett, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Jody Boyman, agent for the owner, Suzanne Steed, to consider Case No. 06BAR-00000-00103 for **conceptual review/preliminary/final approval of an as-built retaining wall supporting a private road. Construction of the wall was authorized under Emergency Permit 05EMP-00000-00019. The wall is constructed of treated wood timbers held in place by steel H-beams, with the H-beams embedded in concrete caissons. The wall is approximately 67 feet in length between five and twelve feet in height.** The proposed project will require approximately 33 cubic yards of grading. The property is a 5acre parcel zoned RR-20

and shown as Assessor's Parcel Number 155-230-015, located at **820 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant final approval of 06BAR-00000-00103. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Wall is appropriate.
- b. Suggest adding native plants or hydroseed around pipes.
- c. Motion: Final approval

**17. 06BAR-00000-00096
Rothbard Farm Employee Residence, Six Barns & 5 Accessory Structures, Guest House, Cabana and Pool
Toro Canyon**

(No Assigned Planner)

Jurisdiction: Toro

Request of Chris Price, agent and Burnett Jewett Architects, for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00096 for **conceptual review of a farm employee residence of approximately 3,374 square feet, two barns each of approximately 1,440 square feet, two barns of approximately 864 square feet, a barn of approximately 1,296 square feet, a barn of approximately 2,160 square feet, a hay barn of approximately 1,056 square feet, water house of approximately 144 square feet, storage building of approximately 120 square feet, maintenance building of approximately 120 square feet and equipment shed of approximately 2,500 square feet. a guest house approximately 800 square feet, cabana of approximately 800 square feet and a pool.** The following structures currently exist on the parcel: a main residence of approximately 4,500 square feet, second residence of approximately 2,500 square feet and two barns of approximately 300 square feet each. The proposed project will require approximately 5,000 cubic yards of cut and approximately 8,000 cubic yards of fill. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill 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:

Public Comment:

Bill Putard:

- Main concerns are views of the mountains and height of hedge on the South side property line.
- Don't want heavy equipment operation in the early morning.
- Other concerns are horse smells, number of people living on premises, location of barns and accessory structures.

Ed Henderson:

- Concern with proximity of the stable.

Janice Thomson:

- Question of how many horses (answer: 47). Manure control, drainage.

Carolyn Kincaid:

- Do not object to the project.
- Concerns with zoning, drainage, dust, noise, manure, views.

Mary Jane Miller:

- Want to know why existing structure in the southwest corner of the property isn't on the site plan.
- Would like a neighborhood meeting on site.

Alan Miller:

- Would like to work with the applicant to solve view and other issues.

SBAR Comments:

- a. **Both structural elements (residence and barn complex) are beautiful individually, but residence should be less formal.**
- b. **Concerned about formality; not compatible with the agricultural feel of the neighborhood.**
- c. **Make house and barn elements more compatible. Tone down the house formality.**
- d. **Barn structure has timelessness; main structure doesn't have that quality yet.**
- e. **No problems with the guest house or cabana.**
- f. **Must add all existing structures to the plans.**
- g. **Suggest landscaping that suggests orchards and agricultural theme, like orange trees.**
- h. **Myoporum on the S property line will need maintenance. Suggest guava or some other plantings that will stay the same height.**
- i. **Screening along Foothill will be important.**
- j. **Lighting will be important.**
- k. **Suggest that applicant meet with the neighbors on site before the next SBAR review.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Pamela Ferguson-Ettinger moved, seconded by Chris Roberts, and carried by a vote of 5 to 0 (Robin Donaldson absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 2, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:50 P.M.