

# COUNTY OF SANTA BARBARA



## **SOUTH BOARD OF ARCHITECTURAL REVIEW UNAPPROVED MINUTES Meeting of May 23, 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 9:00 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	
Anita Hodosy	SBAR Secretary
Anne Almy	Supervising Planner

### **COMMITTEE MEMBERS ABSENT: Steve Willson**

**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 Gray and carried by a vote of 5 to 0 (Willson and Morris absent) to:

- Continue Item No.C-1 07BAR-00000-00256 to the SBAR meeting of June 6, 2008 at the request of Planning and Development and the applicant.

**III. MINUTES:** Gray moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Willson absent) to approve the SBAR minutes of May 9, 2008.

### **IV. CONSENT AGENDA:**

**C-1. 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 & 5/09/08)

**ACTION: J. Roberts moved seconded by Gray and carried by a vote of 5 to 0 (Willson and Morris absent) to continue 07BAR-00000-00246 to the meeting of June 6, 2008 at the request of the Planning and Development and the applicant. See Agenda Status Report.**

**C-2. 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 & 5/09/08)

**ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Willson absent) to grant final approval on consent of 08BAR-00000-00007.**

**C-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 on consent 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 & 5/09/08)

**ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Willson absent) to grant final approval on consent of 07BAR-00000-00114.**

**C-4. 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 **final approval on consent 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 & 5/09/08)

**ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Willson absent) to grant final approval on consent of 07BAR-00000-00257. The following condition was made by the Board of Architectural Review members present for this project:**

**CONDITION:**

- **Lighting fixture acceptable if labeled "dark sky compliant."**

- C-5. 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 **final approval on consent 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. (Continued from 5/09/08)
- ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Willson absent) to grant final approval on consent of 08BAR-00000-00072.**
- C-6. 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 **final approval on consent on new entry gate lighting fixtures, revised entry gate and landscaping.** 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 & 5/09/08)
- ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Willson absent) to continue 01BAR-00001-00254 to the meeting of June 6, 2008 for further final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Light source should not be visible. No gap between louvers. Bollard lighting design acceptable.
  - b. Reduce number of bollards. Outside ROW, there should be no more than a maximum of three on each side of the entrance driveway.
  - c. If the required encroachment permit can be obtained, then two more bollards on each side of the road, flanking either side of the footpath/trail, would be acceptable.
  - d. Project continued for further final on consent.
- C-7. 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 **final approval on consent 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 & 5/09/08)
- ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Willson absent) to grant final approval on consent of 07BAR-00000-00067.**
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Request to staff to research "dark sky compliant" manufactured certification for lighting fixtures and report to SBAR to what this certification means.**
- VI. STAFF UPDATE: None.**

## VII. STANDARD AGENDA:

1. **08BAR-00000-00004 SureSite Telecommunication Facility** **Santa Barbara**  
**07CUP-00000-00073** (Heather Imgrund, Planner) **Jurisdiction: Goleta**  
Request of Scott Dunaway, of SureSite for T-Mobile, to consider Case No. 08BAR-00000-00004 for **further conceptual review of a 50 foot tall faux broadleaf with 12 antennas mounted at 45 feet. Six equipment cabinets to be located adjacent to the faux broadleaf surrounded by an 18'10" x 24'4" chain link fence with vinyl slats.** The following structures currently exist on the parcel: project sits adjacent to cemetery and coroner office. The proposed project will not require grading. The property is zoned PI and shown as Assessor's Parcel Number 061-040-027, located at **66 S. Antonio Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08)  
**Project received further conceptual review, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**  
**COMMENTS:**
  - a. **SBAR needs to see leaves of trees that are being matched.**
  - b. **Visibility impact from all view points must be studied.**
  - c. **Tree elevation is needed showing height of starting point of branches and overall height of tree.**
  - d. **Leaves do not look real. Proposed heavy rubber material is not acceptable. Is a more flexible material (e.g., fiberglass?) possible that will better mimic the look and movement of real leaves? More variation in size, color and texture of leaves is needed.**
  - e. **Photo simulation appearance is not consistent with image of stand-alone tree. (Photo simulation looks like an evergreen tree.)**
  - f. **Provide photos of installed broadleaf telecommunication towers for comparison.**
  - g. **Consider possibility of tower design that that does not mimic a tree – e.g., compare metal lattice tower. Study blackened-bean color pole utilized at the Sheffield and Highway 110 exit as possible alternative.**
  
2. **07BAR-00000-00270 Sprint Telecommunications Facility** **Carpinteria**  
**07CUP-00000-00076** (Megan Lowery, Planner) **Jurisdiction: County**  
Request of Tricia Knight, agent for the applicant, Sprint PCS, to consider Case No. 07BAR-00000-00270 for **further conceptual review of telecommunications facility of approximately 500 square feet.** The following structures currently exist on the parcel: a barn of approximately 700 square feet. The proposed project will not require grading. The property is a 9.91 acre parcel zoned AG and shown as Assessor's Parcel Number 001-090-037, located at **6339 Casitas Pass Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/30/07)  
**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:**
  - **Fan tail needed for windmill.**
  - **Return preliminary/final with material and color sample.**

### Isla Vista/Goleta

3. **08BAR-00000-00066** **Esparza Residence Addition** **Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Goleta**  
Request of Eduardo Esparza, agent for the owner, Manuel Esparza, to consider Case No. 08BAR-00000-00066 for **conceptual review of a second story residence addition of approximately 450 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,500 square feet with attached garage of approximately 400 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-164-011, located at **666 Andy Lane** in the Santa Barbara 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. **Show roof below on second story plan. Show roof drainage. Better photos may help.**  
b. **Provide neighborhood context photos.**  
c. **Submit land use permit and initiate planner review.**  
d. **Clarify drawings, making sure plans are internally consistent.**  
e. **Placement of addition with long alley feels awkward.**  
f. **Addition is massive, blockish.**  
g. **Provide roof plan.**
4. **07BAR-00000-00312** **Mount Calvary Addition** **Santa Barbara**  
07CNS-00000-00073 (Jim Heaton, Planner) **Jurisdiction:**  
Request of Dennis Thompson, architect for the owners, Order of the Holly Cross, to consider Case No. 07BAR-00000-00312 for **a site visit of an addition to an existing dining room of approximately 750 and an addition to existing patio of approximately 250 square feet.** The following structures currently exist on the parcel: Monastery and Retreat Center of approximately 19,095 square feet and guest house of approximately 525 square feet. The proposed project will not require grading. The property is a 241,050.42 square foot parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-010-017, located at **2500 Mt. Calvary Road** in the Santa Barbara area, First Supervisorial District. (Continued from 2/15/08)  
**Project received a site visit only, no action was taken. Applicant to return later in the day to receive further conceptual review.**
5. **07BAR-00000-00312** **Mount Calvary Addition** **Santa Barbara**  
07CNS-00000-00073 (Jim Heaton, Planner) **Jurisdiction:**  
Request of Dennis Thompson, architect for the owners, Order of the Holly Cross, to consider Case No. 07BAR-00000-00312 for **further conceptual review of an addition to an existing dining room of approximately 750 and an addition to existing patio of approximately 250 square feet.** The following structures currently exist on the parcel: Monastery and Retreat Center of approximately 19,095 square feet and guest house of approximately 525 square feet. The proposed project will not require grading. The property is a 241,050.42 square foot parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-010-017, located at **2500 Mt. Calvary Road** in the Santa Barbara area, First Supervisorial District. (Continued from 2/15/08)  
**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:**

- a. **Design is successful, contextual, and appropriate. SBAR would support height exemption in interest of good design.**
- b. **One member questioned the amount of glazing, reflectivity and night lighting.**
- c. **SBAR recommends use of non-reflective, untinted glass. Visibility of night lighting is more of a concern than daytime reflectivity.**
- d. **Supportive of the direction and details of project.**
- e. **Consider board form concrete all the way around or carry it only at patio with stonework under the windows.**
- f. **Do everything to minimize light at night, Gibraltar Road is a very natural experience and dark area and the windows will be very bright at night. Also look at plantings that may help to mask some of the effect from the roads.**
- g. **Consider dividing the windows into 7 rather than six sections to have a better view line.**

**6. 08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara  
08LUP-00000-00157 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for **conceptual review/preliminary approval to demolish an approximately 900 square feet single story residence and rebuild a new two story residence of approximately 2,597 square feet, new two car garage of approximately 529 square feet and a gym of approximately 576 square feet atop the garage.** The following structures currently exist on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District.

**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review and scheduled site visit July 25, 2008. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comments: Raymond Arias**

**SBAR Comments:**

- a. **Site visit should be scheduled. Project has character, but photos of neighborhood not quite sufficient.**
- b. **Some concern with second story, since proportionally large, consider single story or use of fence or arbor to reduce the size, bulk and scale.**
- c. **Building has a lot of character. Supports approach of staying within original footprint, second story will have minimal loss of mountain views.**
- d. **Encourage working with neighbors and their concerns. Footprint is contained but there are some big trees.**
- e. **One member feels project is appropriate to neighborhood. Architecture does not clash with area farm house look. It is an improvement and in style of the 1920's. No issue with size, bulk and scale. Supports steeper roof design.**

**7. 08BAR-00000-00033 Thlick Residence Addition and Garage Conversion Santa Barbara  
08LUP-00000-00069 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Fred Gonzales, agent for the owners, Ralph and Sandra Thlick, to consider Case No. 08BAR-00000-00033 for **preliminary/final approval of a sun room addition of approximately 160 square feet and garage conversion of approximately 454 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,360 square feet. The proposed project will not require grading. The property is a 7,150 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-341-015, located at **4862 Frances Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08)

**Project was not reviewed due to lack of representation. Applicant was not present.**

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

8. **08BAR-00000-00030 Cherot Reconstructed and Remodeled Residence Hope Ranch**  
08CDP-00000-00040 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**

Request of James Bell, architect for the owner, Thornton E. Cherot, to consider Case No. 08BAR-00000-00030 for **preliminary approval of residence remodel of approximately 3,117 and reconstruction of approximately 2,393 square feet – rebuild after fire.** The following structures currently exist on the parcel: a residence of approximately 5,426 square feet and pool house of approximately 455 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.06 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-021, located at **1480 Cantera Way** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/14/08)

**ACTION: Romano moved, seconded by Morris and carried by a vote of 6 to 0 (Willson absent to continue 08BAR-00000-00030 for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comments: Letter received from LaMothe/Kaplan.**

**SBAR Comments:**

- a. **Need more material design details and how house fits into site. Volume on west end does not have as much grace as rest of structure.**
- b. **Project has changed a lot from last review, but still needs a little more work. Steeper roof pitch would help with design; west end could have more porch instead of roof.**
- c. **Architectural style is very important. Clarify intention with respect to architectural style.**
- d. **West end second story elements are confusing. Two story design does not look contemporary as desired, but more like a traditional 1-story with a second story element stuck on top.**
- e. **Emphasize entry.**
- f. **Show new landscaping at rear deck and driveway.**

### Toro Canyon/Summerland/Carpinteria Areas

9. **05BAR-00001-00090**  
**East Valley Cattle Company New Residence and Guest House Toro Canyon**  
05LUP-00000-00939 (Holly Bradbury, Planner) **Jurisdiction: Toro**

Request of Richard Redmond, architect for the owner, East Valley Land and Cattle Company, to consider Case No. 05BAR-00000-00090 for **revised final approval of window and landscape changes of a previously approved new residence of approximately 3,551 square feet and guest house of approximately 747 square feet.** No structures currently exist on the parcel. The previously approved proposed project will require approximately 70 cubic yards of and fill. The property is a 5 acre parcel 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. (Continued from 9/09/05, 11/04/05 & 3/10/06 & 4/21/06)

**ACTION: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (Willson absent) to continue 05BAR-00001-00090 to final on consent at the meeting of June 6, 2008. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Darker color desired for trellis.**
- b. **Return with all decisions made, design fully worked out.**
- c. **Indicate all changes on plans.**
- d. **Concern with stone cap on plastered wall. Restudy.**
- e. **Extension is a little ostentatious.**
- f. **Return final on consent.**

- 10. 07BAR-00000-00300 Duca New Horse Barn and Entry Gate Toro Canyon**  
07CDH-0000-00034, 07CDP-00000-00122 (Sarah Clark, Planner) **Jurisdiction: Toro/Coastal**  
Request of Loren Solin, architect for the owner, Suzanne Duca, to consider Case No. 07BAR-00000-00300 for **preliminary/final approval of new horse barn of approximately 995 square feet with covered storage of approximately 213 square feet, new entry gate and driveway.** The following structures currently exist on the parcel: a residence of approximately 2,603 square feet and garage/workroom of approximately 1,192 square feet. The proposed project will not require grading. The property is a 3.04 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-038, located at **3001 Padaro Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 12/14/07 & 4/25/08)  
**ACTION: Rivera moved, seconded by Morris and carried by a vote of 6 to 0 (Willson absent) to grant preliminary/final approval of 07BAR-00000-00300. No further comments were made by the Board of Architectural Review members present for this project.**
- 11. 07BAR-00000-00056 Summerland LLC As-Built Accessory Structure Summerland**  
07CUP-00000-00020 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Sophie Calvin, agent for the owner, Summerland LLC, to consider Case No. 07BAR-00000-00056 for **final approval of the following residential development: removal of 93 square feet of trellises located in the side setback, removal of 206 square feet of deck above the garage, reconversion of unpermitted habitable space to a 455 square foot two car attached garage, removal of a kitchenette and shower and the reconversion of unpermitted habitable space to 839 square feet of storage space on the first floor, legalize 198 square feet of deck above garage, and to legalize an as-built workshop of approximately 362 square feet with approximately 68 square feet to be demolished, the workshop received ZA approval of a Modification to the required front setbacks to allow encroachment of the workshop and remaining portion of the deck above the garage.** The following structures currently exist on the parcel: a residence of approximately 897 square feet, storage unit of approximately 563 square feet and a garage of approximately 455 square feet. The proposed project will not require grading. The property is a 6,250 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-172-002, located at **2211 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07 & 12/14/07)  
**ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Willson absent) to grant final approval of 07BAR-00000-00056. No further comments were made by the Board of Architectural Review members present for this project.**
- 12. 08BAR-00000-00062 Ostby/Cook Demolition/New Residence Carpinteria**  
08CDH-00000-00006, 08CDP-00000900043 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
Request of Neumann Mendro Andrulaitis Architects, architect for the owners, Signe Ostby and Scott Cook, to consider Case No. 08BAR-00000-00062 for **conceptual review of new residence of approximately 5,951 square feet, attached garage of approximately 506 square feet, detached garage of approximately 800 square feet (with residential second unit of approximately 1,000 square feet not subject to discretionary review by SBAR) and a new tennis cabana of approximately 168 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,930 square feet, guest cottage of approximately 851 square feet, tennis cabana of approximately 168 square feet, caretakers cottage of approximately 668 square feet and detached garage of approximately 684 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-007, located at **4267 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.  
**Project received conceptual review only, no action was taken. Applicant to return for further conceptual/preliminary approval with a scheduled site visit and story poles. The following comments were made by the Board of Architectural Review members present for this project:**  
**COMMENTS:**  
a. Nice project, appropriate design and beach architecture.  
b. Increase permeable surfaces, reduce paving. Add softening elements.  
c. Landscaping should address side yards.  
d. Site Visit with story poles addressing residence needed.  
e. Return for further conceptual/preliminary approval with story poles.

**13. 08BAR-00000-00064 Handtmann Residence Addition Carpinteria**  
**08CDH-00000-00007 (J. Ritterbeck, Planner) Jurisdiction: Toro**

Request of Jennifer Foster, agent and Neumann Mendro Andrulaitis, architect for the owners, George and Janet Handtmann, to consider Case No. 08BAR-00000-00064 for **conceptual review of a residential addition (hallway) of approximately 130 square feet**. The following structures currently exist on the parcel: a residence of approximately 5,970 square feet, garage of approximately 950 square feet and trellis of approximately 472 square feet. The proposed project will not require grading. The property is a 0.43 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-077, located at **3269 Padaro Lane** in the Carpinteria/Toro Canyon area, First 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:**

- **Positive comments.**
- **Return preliminary/final on consent with zoning approval.**

**14. 06BAR-00000-00287 Gilberg Residence Addition Toro Canyon**  
**07CDH-00000-00036 (Nicole Mashore, Planner) Jurisdiction: Toro**

Request of Kevin Moore, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **preliminary/final approval of a residence addition of approximately 1,070 square feet to an existing one story residence, and for a modification to allow for approximately 569 square feet of the addition to encroach ten feet into the rear yard setback. A 60 square foot storage unit, a spa and an outdoor barbeque area are also proposed, as well as landscape walls of approximately 3'4" and 7" in height**. The following structure currently exists on the parcel: a residence of approximately 1,418 square feet with an attached carport. The proposed project will require less than 50 cubic yards of grading, and no protected trees or vegetation will be removed. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07, 11/02/07, 1/04/08, 3/28/08 & 4/11/08)

**ACTION: Morris moved, seconded by Romano and carried by a vote of 5 to 0 (Willson absent, Rivera abstains) to grant preliminary approval of 06BAR-00000-00287. 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. **Remove spa from site plan.**
- b. **Landscape plan required for streetscape.**
- c. **Consider addition of small shrub, tree or vertical planting element along northern property line.**
- d. **Return final approval on consent with landscape.**

**15. 08BAR-00000-00049 Westerlay Orchids Packing House Addition Toro Canyon**  
**08SCD-00000-00006 (Seth Shank, Planner) Jurisdiction: Toro**

Request of Joe Overgaag, owner, to consider Case No. 08BAR-00000-00049 for **conceptual/preliminary/final review of an addition of approximately 627 square feet to a flower packing house**. The following structures currently exist on the parcel: a 6,000 square foot flower packing house, 8,400 square foot flower packing house, 3,130 square foot cooler canopy, 296,790 square feet of greenhouses, and a 1,580 square foot boiler room. The parcel is a 10.71-acre parcel, zoned AG-I-10 and is in the Carpinteria Agriculture (CA) overlay, 1<sup>st</sup> Supervisorial District. The project is located at 3504 Via Real and is part of the Toro Canyon Community Plan. (Continued from 4/11/08)

**Project did not receive review due to lack of representation. Applicant was not present.**

***There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Laurie Romano, and carried by a vote of 6 to 0 (Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 6, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 4:00 P.M.