

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of MAY 25, 2007

Jeremy Roberts	Chair	Santa Barbara County
Chris Roberts	Vice Chair	Engineering Building, Room 17
Robin Donaldson		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Pamela Ferguson Ettinger		(805) 568-2000
Martha Gray		
Laurie Romano		
Anita Hodosy	BAR Secretary	
Michelle Gibbs	Planner III	

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy 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:

Jeremy Roberts	Chair
Chris Roberts	Vice Chair
Valerie Froscher	
Pamela Ferguson-Ettinger	
Martha Gray	
Laurie Romano	
Anita Hodosy	BAR Secretary
Michelle Gibbs	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to:

- Continue Item No. 7 07BAR-00000-00097 Steele Demolition/New Residence to the SBAR meeting of June 22, 2007 at the request of the applicant.
- Drop Item No. 3 Thielman Second Dwelling from the agenda at the request of Planning and Development due to issues with the open space calculations.

III. MINUTES: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson absent) to approve the Minutes of May 11, 2007.

IV. CONSENT AGENDA:

**C-1. 06BAR-00000-00314 Souza New Driveway and Landscaping Toro Canyon
06LUP-00000-00988 (Nicole Mashore, Planner) Jurisdiction: Ridgeline -Urban**

Request of Kris Kimpel, architect for the owners, John and Gretchen Souza, to consider Case No. 06BAR-00000-00314 for **final approval on consent for changes to an existing driveway off Picay Lane, new landscaping and removal of one oak tree and four pine trees.** The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 23 cubic yards of cut and approximately 97 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07 & 3/02/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Donaldson absent) to grant final approval on consent of 06BAR-00000-00314.

**C-2. 07BAR-00000-00009 Berkoff Trust Trellises Toro Canyon
06CDH-00000-00056 (Errin Briggs, Planner) Jurisdiction: Toro/Coastal**

Request of Don Nulty, architect for the owner, Berkoff Trust, to consider Case No. 07BAR-00000-00009 for **preliminary/final approval on consent of two new covered trellises with retractable side awnings, attached to the first and second floor decks of an existing two story residence.** The following structures currently exist on the parcel: a residence of approximately 2,094 square feet and garage of approximately 806 square feet. The proposed project will not require grading. The property is a .13 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-010, located at **3555.5 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 2/09/07 & 3/16/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Donaldson absent) to grant final approval on consent of 07BAR-00000-00009.

**C-3 07BAR-00000-00070 Schumacher Residence Addition Mission Canyon
07LUP-00000-00201 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Urban**

Request of Victor Schumacher, architect/owner, to consider Case No. 07BAR-00000-00070 for **final approval on consent of a residence addition of approximately 1,500 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,750 square feet and second residence of approximately 1,200 square feet. The proposed project will require approximately 20 cubic yards of cut. The property is a 1.33acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-150-015, located at **935 Tornoe Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/11/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Donaldson absent) to grant final approval on consent of 07BAR-00000-00070.

**C-4. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara
06EMP-00000-00003 (Dan Gullet, Planner) Jurisdiction: Ridgeline - Rural**

Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for **final approval on consent of tieback and grade beam retaining wall of approximately 25 feet in height and 100 square feet in length.** The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of approximately 256 square feet and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-018, located at **5597 W. Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/06/06 & 5/11/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Donaldson absent) to continue 06BAR-00000-00158 for further final on consent to include a landscape plan. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Add woody shrubs to screen the retaining wall and return for further final on consent.**

C-5. 07BAR-00000-00071 Moreno Garage Conversion Goleta
07LUP-00000-00202 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Fred Gonzales, agent for the owner, Trinidad J. Moreno, to consider Case No. 07BAR-00000-00071 for **preliminary/final approval on consent of a garage conversion of approximately 441 square feet with room addition of approximately 24 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,377 square feet and garage of approximately 441 square feet. The proposed project will not require grading. The property is a 7,073 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-342-007, located at **4871 Francis Street** in the Goleta area, Second Supervisorial District. (Continued from 4/27/07 & 5/11/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Donaldson absent) to grant final approval on consent of 07BAR-00000-00071.

C-6. 07BAR-00000-00047 Heidelberger Accessory Structure Santa Barbara
07LUP-00000-00147 (Lisa Martin, Planner) Jurisdiction: Goleta Guidelines

Request of Kendra and Jeff Epley, agents for the owner, David Heidelberger, to consider Case No. 07BAR-00000-00047 for **final approval on consent of new detached garage of approximately 400 square feet with a second story office and storage of approximately 322 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 3,500 square feet. The proposed project will not require grading. The property is a 20,865 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-081-011, located at **205 Arboleda Road** in the Goleta area, Second Supervisorial District. (Continued from 3/30/07 & 5/11/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Donaldson absent) to grant final approval on consent of 07BAR-00000-00047.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

Jeremy and Robin attended the Botanic Garden site visit and requested that the item be agendaized for SBAR review on or before Robin's last day on SBAR, July 21, 2007. Pam and Val and Laurie and Martha also attended separate site visits, respectively.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

- 1. 07BAR-00000-00050 Gerrity Residence Additions Isla Vista**
07AMD-00000-00004 (Dan Gullett, Planner) Jurisdiction: Design Control Overlay
Request of David Gerrity, owner, to consider Case No. 07BAR-00000-00050 for **further conceptual review of residential additions consisting of two bedrooms, two bathrooms and two laundry rooms of approximately 684 total square feet.** The following structures currently exist on the parcel: two residences of approximately 2,526 square feet each. The proposed project will not require grading. The property is a 21,291 square foot parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-064-001, located at **6559 Segovia** in the Isla Vista area, Third Supervisorial District. (Continued from 4/13/07)
Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:
COMMENTS:
 - a. **Please add a drive strip (planted joint) along the entry driveway if allowed by the County's development standards (e.g., Fire Department).**
 - b. **Move parking spaces to the south end of the property near the exit driveway to eliminate the side yard driveway.**
- 2. 07BAR-00000-00004 Young Residence Addition Goleta**
07LUP-00000-00268 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Rural
Request of Dennis Thompson, architect for the owner, David Young, to consider Case No. 07BAR-00000-00004 for **preliminary/final approval of residential remodel and addition of approximately 443 square feet, including a new standing seam metal roof.** The following structures currently exist on the parcel: a residence of approximately 1,937 square feet and carport of approximately 357 square feet. The proposed project will not require grading. The property is a 16,373 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 069-042-001, located at **5997 Cuesta Verde** in the Goleta area, Second Supervisorial District. (Continued from 2/09/07)
ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson absent) to grant preliminary approval of 07BAR-00000-00004. The following comments were made by the Board of Architectural Review members present for this project:
COMMENTS:
 - **Project is appropriate.****Motion: Preliminary approval granted. Return for final approval before the full Board and bring color boards**
- 3. 06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara**
06DEV-00000-00006 (Michelle Gibbs, Planner) Jurisdiction: DVP
Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review of a second dwelling of approximately 2,254 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.07 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06, 9/22/06, 12/08/06 & 2/02/07 & 4/13/07)
ACTION: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to drop 06BAR-00000-00139 from the agenda at the request of Planning and Development due to issues with the open space calculations. See Agenda Status Report.
- 4. 04BAR-00000-00001 Hourigan Subdivision Goleta**

02TRM-00000-00005 (Michelle Gibbs, Planner) Ridgeline: N/A

Request of Laura Bridley, agent for the owner, Terri Hourigan, to consider Case No. 04BAR-00000-00001 for **preliminary approval of a residential subdivision and development of six new single-family residences. The new residences on Lots 1 and 2 would be one-story with 2,966 square feet and 2,992 square feet first floors and 1,248 square feet and 1,634 square feet basements, respectively. The new residences on Lots 3 through 6 would be one-story also with first floors of 2,834 square feet, 2,844 square feet, 2,839 square feet, and 2,445 square feet with basements of 2,319 square feet, 2,319 square feet, 2,319 square feet, 2,314 square feet respectively. The proposed project includes one open space lot, Lot 9.** The following structures currently exist on the parcel: Lot 8 an existing residence and garage of approximately 4,600 square feet with three accessory buildings, Lot 7 a residence and garage of approximately 3,132 square feet and Lot 6 a modular home and garage to be removed. The proposed grading has not been finalized. The property is a 5.8 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 069-060-040, located at **1118 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. (Continued from 1/16/04, 10/03/03, 3/12/04, 7/15/05, 9/15/06, 11/03/06, 2/02/07 & 4/13/07)

ACTION: C. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Donaldson absent) to grant preliminary approval of 04BAR-00000-00001. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comments:

Youli Li:

- **Requests to know what type of trees will be planted along May Court.**
- **Requests that the fire turnaround between Lots 4 and 5 be red-curbed.**

Joanie Jones:

- **Requests that fencing along May Court residents be installed before construction begins to minimize impacts to the neighbors.**
- **Would like to see the entrance gate to the development removed.**

SBAR COMMENTS:

- a. **Remove the entrance gate; pillars are to remain.**
- b. **Walls along Patterson Avenue and pilasters should be muted with a sandstone veneer (e.g., Santa Barbara sandstone).**
- c. **Consolidate the landscape plans into one plan.**
- d. **Prior to returning for final approval, landscape architect offered to return to the SBAR to go over the landscape plans with the SBAR.**

Motion: Preliminary approval granted. Return for final approval and bring color boards, lighting plans, and materials of landscape elements (e.g., paving materials).

Site Visit

5. 07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon

07LUP-00000-00177 (Jim Heaton, Planner) **Jurisdiction: Toro**

Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **site visit of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned MT-TORO-40 and AG-I-40 and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07)

Project received a site visit, no action was taken. Project scheduled for further conceptual review later in the day.

6. **07BAR-00000-00099** **Tyre Residence Additions** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Patrick Marr, agent for the owners, Jeff and Margie Tyre, to consider Case No. 07BAR-00000-00099 for **conceptual review of a residence addition of approximately 54 square feet, roof change and tower.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet and garden shed of approximately 340 square feet. The proposed project will require approximately no cut and approximately 33 cubic yards of fill. The property is a 22,075 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-019, located at **4531 Auhay Drive** 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 the SBAR will conduct a driveby visit prior to the meeting. The following comment was made by the Board of Architectural Review members present for this project:**
- COMMENT:**
- **SBAR members should take individual site visits to get a sense of the existing scale of the neighborhood before substantive comments can be made.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **07BAR-00000-00097** **Steele Demolition/New Residence** **Mission Canyon**
(No Assigned Planner) **Jurisdiction: Mission**
Request of Robert Steele, architect and owner, to consider Case No. 07BAR-00000-00097 for **conceptual review of a demolition/rebuild of a residence of approximately 3,500 square feet.** The following structures currently exist on the parcel: 1,500 square feet. The proposed project will require approximately 725 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 10,413 square foot parcel zoned 7_R-1 and shown as Assessor's Parcel Number 023-114-015 located at **2716 Williams Way** in the Mission Canyon area, First Supervisorial District.
- ACTION: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to continue 07BAR-00000-00097 to the meeting of June 22, 2007 at the request of the applicant.**
8. **06BAR-00000-00209** **Crocker Residence Addition and New Garage** **Mission Canyon**
06LUP-00000-00782 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Joaquin Ornelas, agent for the owners, Dave and Lucille Crocker, to consider Case No. 06BAR-00000-00209 for **further conceptual review of a first floor addition of approximately 400 square feet and second floor addition of approximately 1,500 square feet, garage/workshop of approximately 803 square feet, accessory structure of approximately 616 square feet, and retaining walls of up to eight feet in height.** The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and detached accessory structure of approximately 750 square feet. The proposed project will require approximately 267 cubic yards of cut and no fill. The property is a 1.09 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-049, located at **2010 Las Canoas Road** in the Mission Canyon area, First Supervisorial District. (Continued from 9/22/06)
- 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:**
- **Scale down the garage and master bedroom. The Addition needs to be more in keeping with the scale of the existing house.**
- Return for further conceptual.**

9. **06BAR-00000-00237** **La Cumbre Country Club Terrace Modification** **Hope Ranch**

06SCD-00000-00032 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of Craig Shallanberger, architect for the owners, La Cumbre Golf and Country Club, to consider Case No. 06BAR-00000-00237 for **revised preliminary/final approval of a installation of a membrane roof, architectural skylights, and steel and glass doors in order to enclose an existing patio of approximately 2,133 square feet.** The following structures currently exist on the parcel: a clubhouse facility of approximately 37,347 square feet, 18-hole golf course, and associated parking and drives. The proposed project will not require grading. The property is a 151.07 acre parcel zoned REC and shown as Assessor's Parcel Number 049-030-029, located at **4015 Via Laguna Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/27/06)

ACTION: Gray moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to grant final approval of 06BAR-00000-00237. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Proposed aluminum doors are acceptable. Color to match existing.**

Motion: Revised preliminary/final approval granted.

10. **07BAR-00000-00112 Groff Landscape Santa Barbara**

07LUP-00000-00297 (Nicole Mashore, Planner) **Jurisdiction: Goleta**

Request of Sam Maphis, landscape architect for the owner, Scott Groff, to consider Case No. 07BAR-00000-00112 for **conceptual review/preliminary/final approval of a swimming pool, retaining walls and landscaping.** The following structures currently exist on the parcel: a residence of approximately 4,013 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 3.66 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-011, located at **4660 Via Huerto** in the Santa Barbara area, Second Supervisorial District.

ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to grant preliminary approval of 07BAR-00000-00112. Applicant to return for final approval on consent at the June 8, 2007 SBAR meeting. The following comments were made by the Board of Architectural Review members present for this project:

COMMENT:

- **SBAR appreciates the simplification of site walls.**
- **Please add deep-rooted plant species on the slope below the pool.**
- **Bring details on the perimeter fencing for the pool.**

Motion: Preliminary approval granted. Return for final on consent.

Toro Canyon/Summerland/Carpinteria Areas

11. **06BAR-00000-00036 Renker New Residence Carpinteria/Toro Canyon**

06CDH-00000-00029 (Selena Buoni, Planner) **Jurisdiction: Toro/Coastal**

Request of Jennifer Welch, Penfield & Smith, agent for the owners, Greg and Stacey Renker, to consider Case No. 06BAR-00000-00036 for **conceptual review/preliminary approval of a minor conditional use permit for a proposed 6 foot high perimeter/privacy wall of approximately 290 feet along northerly boundary and proposed 8 foot wall approximately 240 feet along the easterly and westerly boundaries and approval of a modification to install a Southern California Edison transformer (size to be determined by SCE), generator approximately 10.25' in length x 3.75 in width x 4.4 in height) and a switchgear approximately 2 feet in width and 7.6 feet in height within the front and side yard setbacks.** SBAR has previously reviewed the proposed new residence with main floor of approximately 10,138 square feet, upper floor of approximately 2,278 square feet and basement of approximately 2,268 square feet, garage of approximately 1,770 square feet, tennis cabana of approximately 800 square feet and artist studio of approximately 800 square feet. (Additionally there will be a second

residential unit of approximately 1,200 square feet not on for BAR review.) The following structures currently exist on the parcel: a residence of approximately 1,875 square feet and shed of approximately 709 square feet. The proposed project will require approximately 4,289 cubic yards of cut and 810 cubic yards of fill and 3,479 cubic yards of export. Four protected Coast Live Oaks and five protective non-native trees are proposed for removal, with replacement of 40 Coast Live Oaks and 15 specimen trees. The property is a 4.57 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-021, located at **3151 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/24/06 & 8/25/06 & 5/11/07)

ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to grant preliminary approval of 06BAR-00000-00036. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Please refer to SBAR's past comments on the project. Based on a site visit conducted by SBAR, SBAR determined that a house of this size is appropriate due to its layout on the lot (i.e., the massing steps to the center of the home) and because two lots are joined allowing the setbacks to be greater than if there would be two houses on two separate lots.
- b. SBAR prefers that the tennis court be lowered to the 39-foot elevation in lieu of a raised tennis court at the 42-foot, 6-inch elevation.
- c. Eight-foot high walls in the side yard setback are acceptable.
- d. Please add larger shrubs in front of the six-foot wall in the front yard setback in front of the tennis court.

Motion: Preliminary approval granted with findings made for a Modification to install equipment (e.g., Southern California Edison transformer) into the front yard setback. Return for final approval.

**12. 07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon
07LUP-00000-00177 (Jim Heaton, Planner) **Jurisdiction: Toro****

Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **further conceptual review of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned MT-TORO-40 and AG-I-40 and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07)

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

COMMENTS:

- a. Site visit was made, however, due to the heavy fog during the site visit it was not possible to accurately evaluate the house. Therefore, a second site visit is requested on the same day as the next SBAR meeting on this item.
- b. Cluster trees (e.g., sycamores) close to the house to screen it and to frame the views.
- c. This appears to be a flat land house on a sloping site.
- d. Lower the house as much as possible (at least 1 to 2 feet) by grading.
- e. Use darker earth tone colors.
- f. Minimize use of retaining walls for the landscaping and pool on the south side of the house; be more respectful of the natural grade.
- g. Consider using native species other than the proposed olive trees and cypress trees.
- h. Please bring photos of views of the site from below.
- i. Return for further conceptual/preliminary.

13. 05BAR-00000-00090 East Valley Land & Cattle Co. LLC Toro Canyon

05LUP-00000-00939 (Holly Bradbury, Planner)

Jurisdiction: Ridgeline - Rural

Request of Richard Redmond, architect for the owners, East Valley Land & Cattle Company, LLC, to consider Case No. 05BAR-00000-00090 for **revised preliminary/final approval of a previously approved single family residence and guest house. Reduction of approximately 877 square feet to the residence previously approved at approximately 4,428 square feet and an addition of approximately 212 square feet to a previously approved guest house of approximately 535 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of 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: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to continue 05BAR-00000-00090 for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **This is not a minor revision to the previously approved project due to the fact that the style has completely changed. Therefore, the project can only be reviewed at a conceptual level today.**
- b. **The style appears confused between California ranch style and Spanish/Mediterranean and is not appropriate. Please select one style for the house. If Mediterranean style is selected, please be sensitive to the proportions of the house.**
- c. **The auto court seems too close to the house.**
- d. **Please bring topographic maps next time and explain why the previously approved 2-foot retaining wall in front of the house is now proposed at 5 feet.**
- e. **Please bring drawings of the house under construction to the east so that a comparison of its style with the proposed style can be made.**
- f. **Return for further conceptual.**

14. 06BAR-00000-00253

Nathan New Residence Addition, Cabana and New Pool/Retaining Wall Summerland

06CDH-00000-00114 (J. Ritterbeck, Planner)

Ridgeline: Rural

Request of Michael Avakian and Pat Elton, agents for the owners, John and Diane Nathan, to consider Case No. 06BAR-00000-00253 for **revised conceptual/preliminary approval of a new pool/retaining wall, a cabana of approximately 228 square feet, new residence addition of approximately 1,735 square feet and new detached two car garage of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,728 square feet, a barn of approximately 2,540 square feet and an existing structure of approximately 914 square feet to be used as a farm employee dwelling. The proposed project will require less than 50 cubic yard of cut and no fill. The property is a 4.95 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-036, located at **395 Greenwell Avenue** in the Summerland area, First Supervisorial District. (Continued from 9/5/03 & 9/19/03 under BAR number 03AR-00000-00232, & 11/17/06 & 2/09/07)

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

COMMENTS:

Public comments:

Tom Evans:

- **Concerned with existing lighting onsite; it does not conform to the Summerland Community Plan guidelines.**
- **Requests that medium to dark earth tone colors be selected for the project.**

SBAR comments:

- a. Please simplify the second story window fenestrations on the gable end of the proposed new garage.
- b. Colors of the garage should be dark and match existing.
- c. Proposed and existing fencing around the pool needs to be shown on the site plans and on detailed plans.
- d. Please bring color boards and more details on the lighting next time.
- e. Inconsistencies and lack of clarity in the plans have led to multiple SBAR reviews. SBAR continues to request accurate drawings of the project.
- f. Return for further conceptual/preliminary approval.

15. 06BAR-00000-00128 Paudler New Residence Summerland
06CDP-00000-00048 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Applicable

Request of Kit Haus, architect for the owner, Gary Paudler, to consider Case No. 06BAR-00000-00128 for **preliminary/final approval of new residence of approximately 620 square feet and driveway improvements**. The following structures currently exist on the parcel: a barn of approximately 1,500 square feet. The proposed project will require approximately 35 cubic yards of cut and fill. The property is a approximate 9.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-080-022, located at **202 Olive Street** in the Summerland area, First Supervisorial District. (Continued from 7/14/06)

ACTION: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to grant preliminary approval of 06BAR-00000-00128. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public comments:

Tom Evans:

- The new residence would be reasonably close to neighbors on Whitney.
- The project should return to the Summerland Architectural Review Committee (ARC).
- Dark earth tone colors should be used due to the visibility of the site.
- Prefers painting the proposed metal roof and existing metal roofs if possible.

SBAR COMMENTS:

- a. Please bring photos of the area next time.
- b. Consider using bonderized corrugated metal roofing. Please bring a sample of the proposed material next time.
- c. Use a darker green color on the building.
- d. Show where solar panels will go on the roof.
- e. Oak trees should be planted between the house and the barn to screen the house into the existing adjacent landscape. Please bring a proposed planting plan next time.
- f. Please bring details on how the new porch light would be mounted and details on walkway lighting.
- g. Please return to the Summerland ARC before returning to SBAR.

Motion: Preliminary approval granted. Return for final before the full Board.

16. 06BAR-00000-00302 Rothbard New Residence Carpinteria
07CDP-00000-00039 (Errin Briggs, Planner) Jurisdiction: Toro

Request of Britt Jewett, architect for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00302 for **preliminary approval of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet, guest house of approximately 742 square feet and pool cabana of approximately 800 square feet with a second story gym addition of approximately 504 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,700 square feet, second residence of approximately 2,500 square feet and a garage/barn of approximately 1,000 square feet. The proposed project will require approximately 1,700 cubic yards of cut and no 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 Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 1/19/07 & 2/23/07)

ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson and Froscher absent) to continue 06BAR-00000-00302 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Please bring photos of the views of the site from Foothill and show proposed landscaping, including the elevations of the landscaping, in those views to illustrate protection of the view corridors.
- b. Show landscaping proposed along Foothill for the farm employee dwelling as well.
- c. The architecture is appropriate.
- d. Return for preliminary/final approval.

17. 06BAR-00000-00257 Beach Club Family Trust New Residence Carpinteria
06CDP-00000-00044 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon

Request of James V. Coane & Associates, architect for the owners, Beach Club Family Trust, to consider Case No. 06BAR-00000-00257 for **further conceptual review of a new residence of approximately 2,602 square feet and attached underground garage and basement of approximately 868 square feet.** No structures currently exist on the parcel. The proposed project will require no fill and approximately 575 cubic yards of cut. The property is a 14,743 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-019, located at **3280 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07 & 2/23/07, 3/16/07 & 3/30/07 & 4/27/07)

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

COMMENTS:

Public comments:

Brian Cearnal

- Represents his friend Bob Montgomery who lives across the street.
- Recognizes that the site is an anomaly.
- Feels that the house should be quiet and respectful.
- It is unfortunate that SBAR's comments from the last time have not been fully addressed.
- It appears that the height of the house could be dropped an additional 6 inches and the monitor should be removed.
- Requests that SBAR members stand by the direction they gave the applicant during their last meeting.

Derek Westen:

- Represents all neighbors of the Serena Cove Homeowners Association except for the owners and their tenants.
- The Homeowner's Association formally rejected the first design of the new house and the owners have not returned to the Homeowner's Association since the design has been revised.
- The height and configuration of the new house is not compatible with the neighborhood.
- The house would have a significant impact on the community and agrees that the house should be lowered further.

- The changes to the monitor are an improvement, however, it would still block ocean views of the community and lighting from the monitor would also have an impact on the community at night.
- Concerned that walls are not shown on the plans.
- Requests story poles for both houses.

Tom Marble:

Represents neighbors.

- Glad to see the changes to the monitor, they make a big difference.
- Appreciates the changes so far.
- Does Planning and Development have an issue with the mass of the house?

Arnie Gilberg

- Comments are the same as last time.

Margaret Baker:

- The lot is an anomaly.
- The project affects more homeowners than any other house in the area.
- The house needs to be lowered.

Letter submitted by Valerie Hoffman of Seyfarth Shaw LLP in opposition of the project:

- Opposed to the height, mass and scale of the proposed building.
- Concerns that the most basic and fundamental suggestions for changes to the plans have not been made.
- Especially concerned with the height of the proposed center section as it blocks both public and private views and is unnecessarily prominent.
- Still supports lowering the house.

Letter submitted by Elizabeth Smagala of Jeffer, Mangels, Butler & Marmaro LLP on behalf of the owners in favor of the project.

SBAR COMMENTS:

- a. The house cannot be lowered any further due to slope requirements of the driveway. The changes to the monitor are an improvement, but the house could be further improved with removal of the monitor. However, findings for denial of the project cannot be made simply based on the monitor.
- b. Proceed to the Zoning Administrator and return for preliminary/final approval.
- c. Please bring details on site walls, landscaping, and lighting next time. Avoid the use of high site walls.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Laurie Romano moved, seconded by Chris Roberts, and carried by a vote of 5 to 0 (Robin Donaldson and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 8, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:15 P.M.