



# COUNTY OF SANTA BARBARA

---

## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 27, 2005

---

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	1 <sup>st</sup> Vice Chair	Engineering Building, Room 17
James King	2 <sup>nd</sup> Vice Chair	123 East Anapamu Street
Bethany Clough		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Valerie Froscher		
Greg Ravatt		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	BAR Secretary	
Peter Imhof	Planner III	

---

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

### COMMITTEE MEMBERS PRESENT:

Robin Donaldson	Chair
Kathryn Dole	1 <sup>st</sup> Vice Chair
James King	2 <sup>nd</sup> Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Greg Ravatt	
Chris Roberts	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

**COMMITTEE MEMBERS ABSENT:** Everyone present.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15±

### ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Fisher moved, seconded by Dole and carried by a vote of 7 to 0 (Froscher and Clough absent) to:
  - Continue Item #5 05BAR-00000-00042 to the meeting of June 24, 2005 at the request of the applicant.
  - Continue Item #17 04BAR-00000-00059 to the meeting of June 24, 2005 at the request of the applicant.
- III. **MINUTES:** Miller-Fisher moved, seconded by Clough and carried by a vote of 9 to 0 to approve the Minutes of May 13, 2005.

**IV. CONSENT AGENDA:**

- C-1. 05BAR-00000-00046 Wilson Residence Addition and New Carport Toro Canyon**  
05LUP-00000-00214 (Alex Tuttle, Planner) Ridgeline: N/A  
Request of Peter Becker, architect for the owners, Frank M. and Debbie Wilson, to consider Case No. 05BAR-00000-00046 for **final approval on consent of a residence addition of approximately 198 square feet, new carport of approximately 190 square feet, new entry off Hidden Valley Lane with 6 foot high entry gates and 7 foot high gate posts, and permeable pavings of approximately 1,000 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,017 square feet and guest house of approximately 445 square feet and workshop of approximately 666 square feet. The proposed project will not require grading. The property is a 1.45 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-060, located at **2929 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/08/05)  
**ACTION: Clough moved, seconded by Roberts and carried by a vote of 9 to 0 to grant final approval on consent of 05BAR-00000-00046.**
- C-2. 05BAR-00000-00070 Scarborough Residence Addition and Garage Hope Ranch**  
05LUP-00000-00301 (Lisa Martin, Planner) Ridgeline: Urban  
Request of Valerie Froscher, architect for the owners, Jim and Ann Scarborough, to consider Case No. 05BAR-00000-00070 for **preliminary/final approval on consent of a residence addition of approximately 868 square feet and attached garage of approximately 949 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,918 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a 1.33 acre parcel zoned 1.5-Ex-1 and shown as Assessor's Parcel Number 061-301-048, located at **530 Via Sinuosa** in the Hope Ranch area, Second Supervisorial District. (Continued from 4/15/05)  
**ACTION: Clough moved, seconded by Roberts and carried by a vote of 9 to 0 to grant final approval on consent of 05BAR-00000-00070 conditioned on Hope Ranch Association Final Approval.**
- C-3. 03BAR-00000-00300 Mockingbird Ventures, LLC New Residence Goleta**  
03MOD-00000-00017 (Alice Daly, Planner) Ridgeline: N/A  
Request of Rich Ridgway, agent for the owners, Mockingbird Ventures, LLC New Residence to consider Case No. 03BAR-00000-00300 for **revised final approval on consent for minor revisions to landscaping for a new residence of approximately 4,092 square feet with an attached garage of approximately 735 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,135 square feet. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a .37 acre parcel zoned DR-2.0 and shown as Assessor's Parcel Number 065-680-040, located at **Southerly end of Mockingbird Lane** in the Goleta area, Second Supervisorial District. (Continued form 11/21/03 & 4/02/04)  
**ACTION: Clough moved, seconded by Roberts and carried by a vote of 9 to 0 to grant revised final approval on consent of 03BAR-00000-00300.**
- C-4. 04BAR-00000-00319 Singh Commercial Addition Goleta**  
04CDP-00000-00139 (Adrienne Domas, Planner) Ridgeline: N/A  
Request of W. David Winitzky, architect for the owner, Viran Singh, to consider Case No. 04BAR-00000-00319 for **final approval on consent of as built alterations and additions of approximately 414 square feet to commercial structure, as built alterations and additions of approximately 1,160 square feet to dwelling and removal of as-built roof structure of approximately 467 square feet.** The following structures currently exist on the parcel: a restaurant of approximately 1,190 square feet and s-built storage structure of approximately 2,041 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-005, located at **6576 Trigo Road** the Goleta area, Third Supervisorial District. (Continued from 2/11/05 & 5/13/05)

**ACTION: Clough moved, seconded by Roberts and carried by a vote of 9 to 0 to grant final approval on consent of 04BAR-00000-00319.**

- C-5. 05BAR-00000-00003 AT&T Wireless Telecommunications Facility Orcutt**  
04CUP-00000-00062 (Megan Lowery, Planner) Ridgeline: To be determined  
Request of Tricia Knight, agent AT& T Wireless, to consider Case No. 05BAR-00000-00003 for **final approval on consent of a telecommunications facility that would be mounted to an existing PG&E transmission tower which would bring the total height to approximately 82 feet.** The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 5.5 acre parcel zoned 20-AG and shown as Assessor's Parcel Number 101-020-019, **located on Graciosa Place (no assigned number)** in the Orcutt area, Fourth Supervisorial District. (Continued from 2/25/05)

**ACTION: Clough moved, seconded by Roberts and carried by a vote of 9 to 0 to grant final approval on consent of 05BAR-00000-00003.**

- C-6. 03BAR-00000-00114 Perkins New Mixed Use Building Summerland**  
03CDP-00000-00044(Peter Lawson, Planner) Ridgeline: N/A  
Request of Robin Donaldson, architect for the owners, Perry Perkins, to consider Case No. 03BAR-00000-00113 for **revised final approval on consent of minor alterations of approximately 45 additional square feet to kitchen area, relocation of chimney and additional fenestration to the deck area overlooking Lilley Avenue to a previously approved new mixed-use building with retail of approximately 2,000 square feet and a residence of approximately 1,213 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,248 square feet and detached garage of approximately 272 square feet. The proposed project will require approximately 145 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 8,200 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-192-009, located at **2420 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/9/03 & 1/09/04 & 1/16/04)

**ACTION: Clough moved, seconded by Roberts and carried by a vote of 9 to 0 to continue 03BAR-00000-00114 to the meeting of June 10, 2005 for further revised final approval on consent.**

- V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**
- **Kris Miller-Fisher attended ceremony to add County Courthouse to National Register of Historic Buildings. Only County building to BAR's knowledge on the National Register.**
  - **Bethany Clough attended VPAC meeting and discussion of possible Santa Ynez BAR. A lot of support for proposal was expressed.**
  - **Kate Dole appeared and spoke at the Bean Blossom appeal to Planning Commission on May 25. Requested joint BAR/PC meeting to discuss Gaviota Coast issues.**
  - **Robin Donaldson renewed request that he receive Planning Commission agendas and minutes.**

- VI. STAFF UPDATE:**
- **Dev Rev South Deputy Director Steve Chase announced a day-long Planning Commission retreat has been scheduled for Saturday, July 16, mid-County location TBD. Envisioned as a "Working Retreat" to discuss role of planning authorities, planning at macro- and micro-scales, visioning, and planning direction.**

**Presentation and update on status of proposed North County BAR(s) by County Deputy Executive Officer Ron Cortez:**

**Board of Supervisors in April gave direction to explore North County BAR, possibility of Santa Ynez BAR. Board of Supervisors subcommittee (Third District Supervisor Firestone and Fifth District Supervisor Centeno) has been formed to investigate details of proposal.**

**Related hearing dates:**

**5/24:** PIT progress review, Board of Supervisors adopted 5-step plan.

**6/22:** Ron Cortez will present BAR update to Planning Commission (in Santa Maria).

**6/21:** Board of Supervisors to consider EIR contract procedures changes. PC and MPC unanimously favor changes that would make ADEIR process more open. County projects would require a different department than P&D to act as environmental hearing officer.

**7/12:** Board of Supervisors review of P&D, BAR changes

**Presentation of BAR options (presentation given to BOS in April). Seven options considered. Board of Supervisors selected separate North County BAR and possibly Santa Ynez BAR. Accessibility issue was paramount in Board of Supervisors decision. Separate ordinance would govern each BAR, but standards and findings must be consistent. After formation of NBAR, there would no longer be Fourth and Fifth District representation on South County BAR.**

**Issues and challenges include:**

- **Number of BARs (four?)**
- **Boundaries? Probably not by District. District as basis boundaries not necessarily consistent with access consideration.**
- **BAR composition. Membership: possibility of no limitation on residence by District.**
- **Number of members? Qualifications? These questions need BAR input.**
- **Terms of office**
- **Compensation**
- **Meetings, number and location**

**Ron Cortez will come back to BAR one more time to discuss details.**

**Public Comment:**

**Olga Howard:**

**Happy with what BAR has been doing. A video access would solve access issue. Concerned about just North County membership. Not enough local architects for separate board. Cal Poly architects as possibility. Does not see why separate BAR is needed if main issue is access. Decisions are being made without public input.**

**BAR Discussion:**

**BAR structure:**

- **A long history to BAR in County. Very important institution for County. Damage that could be done by false steps, wrong choices for structure of BARs could be irreparable.**
- **Questions about availability of North County architects and landscape architects to serve on BAR. BAR service is a big commitment, staffing may be a limitation given relatively low number of practicing design professionals. Staffing issue would be exacerbated if there were another, separate Santa Ynez.**
- **Would be short-sighted to eliminate County architects, professionals outside County. Need biggest possible pool of design professionals.**
- **Alternate members? Leads to problems of continuity of review.**
- **Difference in North-South County design values was emphasized by Board of Supervisors. BoS may consider possibility of lay members (non-design professionals).**
- **BAR expressed strong preference for professional, not lay membership. BAR proceedings are technical, not political. Important to have design professionals,**

including landscape architects. Lay members do not have exposure, design experience to review projects, grasp the design issues.

- NBAR should have a similar composition to South County BAR. Working architects and landscape architects, not lay board is biggest concern.
- At least five members for NBARs? South County will go to seven?
- Once a month meetings would lead to backlogs and be hard on business. A minimum of two meetings per month is needed.

**Process and participation:**

- Every opportunity and avenue to participate in process should be pursued by BAR.
- BAR members should attend 6/8 presentation to Planning Commission in Santa Maria.
- Possible to invite Board of Supervisors subcommittee? Draft formal letter?
- Kate Dole and Greg Ravatt will draft letter by e-mail. Draft to be ready by Monday, 5/30, for circulation. Care in tone of letter is important.
- Kris Miller-Fisher: Firestone is always available to meet. Kris will arrange a meeting with Board of Supervisors subcommittee (Firestone/Centeno).
- BAR will attend Planning Commission meeting on 6/8/05 in Santa Maria. Staff will revise agenda to put BAR discussion as first item, provide public notice of BAR attendance.

**VII. STANDARD AGENDA:**

1. 04BAR-00000-00347 El Capitan Canyon Campground New Additions Gaviota Coast  
04SCD-00000-00042 /04CDP-00000-00153(Alan Hanson, Planner) Ridgeline: N/A

Request of Brent Daniels, agent for the owners, Cima del Mundo, LLC, to consider Case No. 04BAR-00000-00347 for **preliminary/final approval of landscaping plan, lighting plan and structures for proposed Expansion Area A in compliance with conditions of approval for El Capitan Ranch Campground CUP, #01CUP-00000-00096**. The property is currently vacant, and is a 181.05 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 081-230-036, located at **11560 Calle Real** in the Gaviota Coast area, Third Supervisorial District. BAR review is limited to determination of compliance with Conditions #2, 4, 5, and 6 on the Conditional Use Permit. (Continued from 2/11/05, Site Visit 3/16/05, 3/18/05 & 5/13/05)

**ACTION:** Dole moved, seconded by Ravatt and carried by a vote of 8 to 0 (Clough abstains) to grant final approval of 04BAR-00000-00347. The following conditions were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

Bethany Clough recused herself due to conflict of interest.

**Staff presentation:**

**Deputy Director Steve Chase:**

It is clear that there is BAR concern about process. BAR has discretion to decide this project, within authority conferred by CUP conditions. Focus on CUP condition #6, which limits BAR review to adequacy of landscaping. Under CUP conditions, project siting is not within BAR purview.

County Counsel: Here at the request of CEO, in response to Zimmer letter, to address jurisdiction. Mitigated N.D. (page 66) found that view impacts can be mitigated. BAR can look to record, including mitigated N.D., for guidance.

**Applicant presentation:**

- Overall project and Area "A" site orientation. Protection of ESH is a priority of overall project design.

- Population/density voluntarily is reduced by project from earlier CUP entitlements. Same number (275) of entitlements, but density voluntarily reduced. Concern was expressed during planning process about loss of traditional camping. There was support for placing limitations on canyon camping, but concern about loss of other camping opportunities.
- Presentation of changes to landscape plan, screening design.

**BAR Comments:**

**Kate Dole:** Spoke with two former Planning Commission members on Board when approved.

**Froscher:** Spoke with Jana Zimmer.

**Donaldson:** Spoke with Ken Radke

- a. Landscaping has come a long way. Work in canyon is admirable.
- b. BAR still not happy with project siting and late involvement in process. This project illustrates why BAR early involvement is so important on Gaviota Coast.
- c. Selection of site poses great difficulty for BAR. Selecting tipped plane as site results in visibility of site for many decades.
- d. Project not being visible from freeway is important. Key concern. Without adequate screening, RVs create tremendous visual impacts.
- e. More grading could possibly solve visibility issues. But would require additional costly work.
- f. Discussion regarding meaning of term "adequate screening" as used in Condition 6. [County Counsel clarified that interpretation of term is at BAR's discretion to the extent the BAR's interpretation does not contravene the PC's approval of Area A.]
- g. BAR's discussion of meaning of the term "adequate screening" included by consensus concern for reflectivity, and screening visibility from public viewpoints, including Highway 101.
- h. Problem with ability to attain adequate screening within 10 years, as required by condition. Density of RV spots affects ability to screen.
- i. Possibility of phased construction? Reduction of number of RVs, more car camping, or phased buildout would bring make it easier for BAR to find adequate screening.
- j. Appropriate for BAR to ask for compromise. All participants in process have same goal: a successful project, with no public outcry over glaring RVs. Project phasing is needed.
- k. Western, southern and upper eastern perimeters are most visually offensive. Limit these areas to car camping temporarily? BAR proposal to look at time of implementation and temporarily replace 40% of RV camping spots with car camping along western, eastern, southern perimeters until landscape screening is mature. Proposal for annual review of landscape screening adequacy in consultation with BAR commencing on date Area A park opens.
- l. Avocados along southern and eastern site boundary should be replaced with bay trees over time as avocado trees die. Also project should interplant avocados now with bays, as bay trees like shade.
- m. BAR would like to see more 24" box oaks and bays.

**Final approval.** BAR finds that the screening design may be approved if the following RV spaces along the western, southern and eastern perimeters of the RVcamping area in Area A (10 spaces on west, 3 in south, 7 in east) shall be used for automobile camping until the Planning Director determines, after consultation with the BAR, that screening along these perimeters are adequate. This determination shall be made at the opening of the campground and annually thereafter.

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

2. **05BAR-00000-00066** **Moscardi New Barn** **Santa Ynez**  
05LUP-00000-00266 (Lorie Baker, Planner) Ridgeline: Rural

Request of John A. Rinaldi, architect for the owner, Louie Moscardi, to consider Case No. 05BAR-00000-00066 for **further conceptual review of a new barn/storage building of approximately 2,450 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-290-001, located at **3484 Woodstock Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 4/15/05)

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

### COMMENTS:

**Planner presentation: Only public view of site exists from Figueroa Mountain. Main constraint on alternate sites is roadway down to lower portion of parcel, which would require substantial grading and possibly retaining walls to access alternate sites.**

### Public Comment:

**Gallagher: Oak Trail and Woodstock Property Owners' Association expressed serious concerns about scale, size, height of barn. Photos of barn site from Johnson's property shown. Other building sites exist on property. Barn interferes with view lines, should be rejected, alternate site chosen.**

**Letter from Ken and Carol Johnson opposing project.**

### BAR Comment:

- a. **Canyon site would be better, but only private views impacted.**
- b. **Project looks like garage, not barn. Should be more rural in design. Most barns not stucco. Wood siding preferable. More care in design is required.**
- c. **Barn should not be visible. Prominent ridgeline setting is not appropriate for this structure.**
- d. **Applicant must explore possible alternate sites and demonstrate that alternate sites are not technically feasible before BAR can consider the proposed site. Feasibility of alternate sites and access may require civil engineering expertise.**
- e. **Barn design is over 16-foot height limit by 6 inches. (Height must be measured from finish to grade, not finished floor). Redesign to meet height limit.**
- f. **Applicant, not County planner, should present project. Show whether any alternate site is available.**

3. **05BAR-00000-00065** **Oak Hills 21 Unit Subdivision** **Lompoc**  
02NEW-00000-00223, TM 14,392 (Adam Baughman, Planner) Ridgeline: Urban

Request of Gordon Bell, agent for the applicants, Oak Hill Associates, to consider Case No. 05BAR-00000-00065 (Formally known as 98-BAR-363) for **further conceptual review of a 2,200 to 2,600 square foot 21 unit residential development.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16.87 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 097-371-010, located on Oak Hill Drive in the Vandenberg Village area, Third Supervisorial District. (Continued from 11/06/98, 12/04/98, 1/08/99 & 4/8/05)

**Project received further conceptual review. Applicant to resubmit for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**

### COMMENTS:

- a. **Huge improvement over previous site plan.**
- b. **BAR is looking for more innovative subdivision design. Based upon site visits, Planning Commission has given BAR feedback that subdivision designs involving**

**monotonous rows of garages facing the street should be avoided. BAR is sensitive to the Planning Commission's feedback in this regard.**

- c. **Possible to reconfigure so that not all garage doors face street? Or stagger garage doors, so that some are turned from street, others are set back?**
- d. **Setting back garages and adding porches, details, varying materials, would help design.**
- e. **More variety in building elevations is desirable. Variations on standard plan will help.**
- f. **Rear elevations: balcony wall elevations facing downslope, at 12 feet, are very high. Alternating or varying rear elevations above road is also desirable.**
- g. **Landscape plan: include more than just ground cover around houses in side and front yards.**

4. **05BAR-00000-00049 Will New Commercial Remodel Orcutt**  
(Lilly Okamura, Planner) Ridgeline: N/A  
Request of Tom B. Martinez, architect for the owner, John Will, to consider Case No. 05BAR-00000-00049 for **preliminary/final approval of an interior and exterior remodel of a newly established commercial structure of approximately 1,456 square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 1,456 square feet and second commercial structure of approximately 2,154 square feet. The proposed project will not require grading. The property is a 1.25 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-121-001, located at **the 200 block of South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/8/05)

**ACTION: Dole moved, seconded by Miller-Fisher and carried by a vote of 9 to 0 to grant final approval of 05BAR-00000-00049. The following comment was made by the Board of Architectural Review members present for this project:**

**BAR COMMENTS:**

- **Approval condition: Add planter on one or other side of the front steps.**

5. **05BAR-00000-00042 Quick New Barn Santa Ynez**  
05LUP-00000-00205 (Lorie Baker, Planner) Ridgeline: Rural  
Request of Curtis and Yvette Moniot, agents for the owners, Richard and Marsha Quick, to consider Case No. 05BAR-00000-00042 for **further preliminary/final approval of a new barn of approximately 1,290 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,000 square feet. The proposed project will require approximately 1,200 cubic yards of grading. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-430-005, located at **1320 Cougar Ridge Road** in the Buellton area, Third Supervisorial District. (Continued from 3/11/05 & 4/15/05)

**ACTION: Miller-Fisher moved, seconded by Dole and carried by a vote of 7 to 0 (Froscher and Clough absent) to continue 05BAR-00000-00042 to the meeting of June 2, 2005 at the request of the applicant. See Agenda Status Report.**

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

6. **04BAR-00000-00196 Ruben Residence Addition and Remodel Santa Barbara**  
045LUP-00000-00456 (Dan Nemechek, Planner) Ridgeline: Urban  
Request of Hugh Twibell, architect for the owners, Murray and Beth Ruben, to consider Case No. 04BAR-00000-00196 for **revised final approval of an addition and remodel of approximately 118 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,670 square feet and garage of approximately 504 square feet. The proposed project will require approximately 126 cubic yards of cut and approximately 42 cubic yards of fill. The property is a 1.35 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-231-006, located at **4554 Via Clarice** in the Goleta area, Second Supervisorial District. (Continued from 9/10/04 & 1/14/05, 2/25/05 & 3/18/05)

**ACTION: Dole moved, seconded by Ferguson-Ettinger to grant final approval of 04BAR-00000-00196.**

7. **03BAR-00000-00153** **Miller New Residence** **Mission Canyon**  
04LUP-00000-00278 (Robert Dostalek, Planner) **Ridgeline: Urban**  
Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual/preliminary approval of a new residence of approximately 7,140 square feet, garage of approximately 777 square feet and basement of approximately 1,767 square feet. The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet.** The proposed project will require approximately 3,610 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03 & 9/19/03 & 12/17/04, Site Visit 1/13/05 & 1/14/05 & 4/08/05)

**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. **Planner presentation: Unable to clear for preliminary due to unresolved issues, slope constraints. BAR comments not addressed.**
- b. **Carefully adhere to constraints identified by P&D. Well-designed home, but restraint is required where slope constraints exist, as on this site.**
- c. **It is not reasonable to expect house can remain completely within slopes less than it 20% on this site. But house design is still very large for this site.**
- d. **Volume of house is the central concern. Very ambitious program for site. More thought is required.**
- e. **Composition of elevations has been improved.**

**Isla Vista/Goleta/Gaviota Areas/Hollister Ranch**

8. **05BAR-00000-00104** **Engberc/Jackson Residence Addition** **Goleta**  
(No Planner Assigned.) **Ridgeline: N/A/Urban/Rural**  
Request of Loren Solin, architect for the owners, Karen Engberc and Douglas Jackson, to consider Case No. 05BAR-00000-00104 for **conceptual review of residence addition of approximately 224 square feet and new terrace of 284 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,876 square feet. The proposed project will not require grading. The property is a 42,679 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-271-004, located at **8424 Verde del Padre** in the Goleta area, Second Supervisorial District.

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

**COMMENTS:**

- a. **Planner must clarify if project is rural-ridgeline. Height limit must be observed.**
- b. **Change of material from wood siding to stucco on proposed addition is incongruous. Addition should match existing house.**
- c. **Roof forms do not really relate to existing house. Restudy.**
- d. **Addition does not read as entry. Needs to relate design to existing house. Possibly this end could be accomplished by including more glass?**
- e. **Restudy.**

**9. 05BAR-00000-00059 Werner New Mixed Use Building Isla Vista**  
(Adrienne Domas, Planner) Ridgeline: N/A

Request of Vincent Leifer, architect for the owner, Tim Werner, to consider Case No. 05BAR-00000-00059 for **further conceptual review of a mixed-use of approximately 17,508 square feet**. The following structures currently exist on the parcel: a restaurant of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 4/15/05)

**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:**

**Kris Miller-Fisher: Disclosure, spoke with applicant.**

- a. **Design still looks institutional. Restudy and look for ways to introduce playfulness into design.**
- b. **Big window on Pardall façade is unexpected and successful. Consider adding similar window to other façade.**
- c. **Over-large roof forms create institutional feel. Restudy roof lines to add playfulness.**
- d. **Consider changing materials vertically as well as horizontally to break up massing.**
- e. **Stucco siding may be part of massing problem. Is wood or other material possible?**
- f. **Give space between building and curb a program and design to match.**
- g. **Unfortunate that project design is dominated by parking. BAR is disappointed that question of offsite parking in IV has not been resolved. This question is a big issue for IV projects that needs further discussion.**

**10. 04BAR-00000-00166 Williams New Residence and Garage Isla Vista**  
04CDH-00000-00016, (Robert Dostalek, Planner) Ridgeline: Urban

Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00166, for **final approval of a new residence of approximately 2,327 square feet and new garage each of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.). The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6517 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 7 & 11/05/04)

**ACTION: Dole moved, seconded by Clough and carried by a vote of 9 to 0 to grant final approval with modification finding of 04BAR-00000-00166.**

**11. 04BAR-00000-00167 Williams New Residence and Garage Isla Vista**  
04CDH-00000-00017 (Robert Dostalek, Planner) Ridgeline: Urban

Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00167 for **final approval of a new residence of approximately 2,327 square feet and new garage of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.). The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6515 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 & 11/05/04)

**ACTION: Dole moved, seconded by Clough and carried by a vote of 9 to 0 to grant final approval with modification finding of 04BAR-00000-00167.**

**12. 04BAR-00000-00169 Williams New Residence and Garage Isla Vista**  
04CDH-00000-00018 (Robert Dostalek, Planner) Ridgeline: Urban

Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00169 for **final approval of a new residence of approximately 2,327 square feet and new garage of 335 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.) The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6513 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 & 11/05/04)

**ACTION: Dole moved, seconded by Clough and carried by a vote of 9 to 0 to grant final approval with modification finding of 04BAR-00000-00169.**

**13. 05BAR-00000-00081 Sedlin Residence Remodel El Capitan Ranch**  
05LUP-00000-00353 (Allen Bell, Planner) Ridgeline: Rural

Request of Clay Aurell, agent for the owner, Adrian Sedlin, to consider Case No. 05BAR-00000-00081 for **further conceptual review/preliminary approval of residential addition of approximately 756 square feet on lower level and approximately 15 square feet on main level, new deck of approximately 909 square feet and remodel of roof, entry, windows, doors and siding.** The following structures currently exist on the parcel: a residence of approximately 4,062 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 12 cubic yards of fill within the existing footprint. The property is a 10.25 acre parcel zoned U under Ordinance No. 661 and shown as Assessor's Parcel Number 081-260-015, located at **10697 Calle Quebrada** in the El Capitan Ranch area, Third Supervisorial District. (Continued from 4/15/05)

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

**COMMENTS:**

- a. Remodel would require major reconstruction.
- b. BAR likes contemporary design direction.
- c. BAR can support contemporary remodel, but has difficulty with height exemption.
- d. Design, window detailing, and window placement are not fully developed.
- e. Building elements are very vertical.
- f. BAR cannot support height exemption for this design, for what is essentially a tear-down, rebuild. (9-0 straw vote, unanimous agreement that BAR cannot support exemption.)
- g. Consider using a flat roof on existing structure, without increasing height.

**14. 02BAR-00000-00129 Trubschenck New Residence Hollister Ranch**  
02CDH-00000-00034 (Michelle Wilson, Planner) Ridgeline: Rural

Request of John Anton, architect for the owners, Mr. & Mrs. Eric Trubschenck, to consider Case No. 02BAR-00000-00129 for **preliminary/final approval of an approximately 3,949.5 square foot residence with attached garage of approximately 933.5 square feet.** The proposed project will require approximately 1,075 cubic yards of grading (1,075 cubic yards of cut and 806 cubic yards of fill). The property is a 114 acre foot parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-690-003, located at **Hollister Ranch Lot 84** in the Hollister Ranch area, Third Supervisorial District. (Continued from 6/21/02 & 7/25/03)

**ACTION: Ravatt moved, seconded by Froscher and carried by a vote of 8 to 0 (Ferguson-Ettinger abstains) to grant preliminary approval of 02BAR-00000-00129. Applicant to resubmit for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Pam Ferguson-Ettinger recused herself.**

- Preliminary approval, return for final on consent with details, landscape plan.

- 15. 03BAR-00000-00148 Caird New Residence Santa Barbara**  
01CDH-00000-00022 (Michelle Wilson, Planner) Ridgeline: N/A  
Request of Angie Huff, architect for the owners, Ron and Patricia Caird, to consider Case No. 03BAR-00000-00148 for **preliminary approval of a new residence of approximately 2,899 gross square feet with an attached garage of approximately 516 square feet and exterior decking of approximately 1,650 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16,905 square foot parcel zoned AG-1-5 and shown as Assessor's Parcel Number 065-250-051, located at **1365 More Ranch Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 11/14/03 & 2/11/05)

**ACTION: King moved, seconded by Clough and carried by a vote of 9 to 0 to grant preliminary approval of 03BAR-00000-00148. Applicant to resubmit for final approval on consent with details and landscape plan.**

- 16. 03BAR-00000-00149 Caird New Residence Santa Barbara**  
01CDH-00000-00023 (Michelle Wilson, Planner) Ridgeline: N/A  
Request of Angie Huff, architect for the owners, Ron & Patricia Caird, to consider Case No. 03BAR-00000-00149 for **preliminary approval of a new residence of approximately 3,124 gross square feet with an attached garage of approximately 611 square feet and exterior decking of approximately 1,380 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16,905 square foot parcel zoned AG-1-5 and shown as Assessor's Parcel Number 065-250-050, located at **1369 More Ranch Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 11/14/03 & 2/11/05)

**ACTION: Clough moved, seconded by Froscher and carried by a vote of 9 to 0 to grant preliminary approval of 03BAR-00000-00149. Applicant to resubmit for final approval on consent with details and landscape plan.**

### **Toro Canyon/Summerland/Carpinteria Areas**

- 17. 04BAR-00000-00059 Swords New Residence Carpinteria**  
04CDP-00000-00025 (Lisa Martin, Planner) Ridgeline: Rural  
Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for **final approval of a new residence of approximately 3,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at **7025 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/02/04 & 4/8/05)

**ACTION: Miller-Fisher moved, seconded by Dole and carried by a vote of 7 to 0 (Froscher and Clough absent) to continue 04BAR-00000-00059 to the meeting of June 24, 2005 at the request of the applicant. See Agenda Status Report.**

- 18. 03BAR-00000-00119 Lillie Avenue LLC New Mixed Use Building Summerland**  
03CDP-00000-00153 (Natasha Heifetz-Campbell, Planner) Ridgeline: N/A  
Request of Brian Cearnal, architect for the owner, La Paz Trust, to consider Case No. 03BAR-00000-00119 for **final approval of a new mixed use project. Project involves demolition of existing duplex and construction of a new 6,611 square foot mixed-use project. The project involves 2,772 of retail commercial space, 3,164 square feet of associated subterranean parking, 675 square feet residential space and a separate residential garage. The applicant is also requesting a modification to parking regulations with regard to driveway design.** The following structures currently exist on the parcel: a residence of approximately 2,036 square feet. The proposed project will require approximately 2111 cubic yards of cut and approximately 6 cubic yards of fill. The property is a 12,000 square foot parcel zoned C1 and shown as Assessor's Parcel Number 005-182-006, located at **2346 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/23/03 & 8/13/04 & 10/01/04)

**ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 9 to 0 to grant final approval of 03BAR-00000-00119. The following conditions were made by the Board of Architectural Review members present for this project:**

**CONDITIONS:**

- a. **Select Public Works-approved tree (as Public Works has not approved the Australian weeping willow) along Lillie Avenue that is consistent with other trees along street and that adds human scale.**
- b. **Add walkable ground cover along Varley.**
- c. **Final approval.**

**19. 05BAR-00000-00053**

**Hot Springs Investment Inc. Residence Additions and Remodel**

**Toro Canyon**

05LUP-00000-00249 (Holly Bradbury, Planner)

Ridgeline: Rural

Request of Harrison Design Associates ,architect for the owners, Hot Springs Investment Inc., to consider Case No. 05BAR-00000-00053 for **preliminary/final approval of a residence addition of approximately 1,319 square feet, new guest house of approximately 793 square feet and two new trellises.** The following structures currently exist on the parcel: a residence of approximately 5,661 square feet, detached garage/study of approximately 994 square feet, guest house of approximately 645 square feet and barn of approximately 192 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 7.31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-110-010, located at **3007 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/8/05)

**ACTION: Ferguson-Ettinger moved, seconded by Miller-Fisher and carried by a vote of 8 to 0 (Donaldson abstains) to grant final approval of 05BAR-00000-00053.**

**20. 05BAR-00000-00122**

**Wilson Residence Modification**

**Toro Canyon**

05MOD-00000-00003 (Alex Tuttle, Planner)

Ridgeline: N/A

Request of Peter Becker, architect for the owners, Frank M. and Debbie Wilson, to consider Case No. 05BAR-00000-00122 for **conceptual review of a modification to allow a detached two car garage of approximately 515 square feet, encroaching up to 6 feet 3 inches into the side yard setback.** The following structures currently exist on the parcel: a residence of approximately 3,017 square feet, guest house of approximately 666 square feet and workshop of approximately 432 square feet. The proposed project will require approximately 1 cubic yard of grading. The property is a 1.45 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-060, located at **2929 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

**Project received conceptual review only, no action was taken. BAR can support modification finding. No further comments were made by the Board of Architectural Review members for this project.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Greg Ravatt moved, seconded by Chris Roberts, and carried by a vote of 9 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, June 10, 2004 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:40 P.M.