

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 2, 2006

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Kathryn Dole, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Robin Donaldson and Valerie Froscher

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to:

- Drop Item 1 06BAR-00000-00035 Cingular Wireless Communications Facility from the agenda at the request of Planning and Development.
- Drop Item 2 06BAR-00000-00089 Infranext Unmanned Wireless Telecommunications Facility from the agenda at the request of Planning and Development.

III. MINUTES: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to approve the Minutes of May 19, 2006.

IV. CONSENT AGENDA:

C-1. 06BAR-00000-00072 Short New Residence and Attached Garage Toro Canyon
06CDH-00000-00015 (Errin Briggs, Planner) Jurisdiction: Coastal, Toro Canyon

Request of Robert Senn, architect for the owners, Robert and Linda Short, to consider Case No. 06BAR-00000-00072 for **preliminary/final approval on consent of a new residence of approximately 1,326 net square feet with attached garage of approximately 244 net square feet.** No structures currently exist on the parcel, previous residence demolished October, 2005: The proposed project will not require grading. The property is a 10,801 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-058, located at **3273 Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 4/21/06)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant preliminary/final approval on consent of 06BAR-00000-00072.

C-2. 06BAR-00000-00030 Clark Residence Addition Summerland
06CDP-00000-00005 (Errin Briggs, Planner) Jurisdiction: Summerland

Request of Larry Graves, architect for the owner, Oliver Clark, to consider Case No. 06BAR-00000-00030 for **preliminary/final on consent of a residence addition of approximately 1,432 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,828 square feet and two garages of approximately 528 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-148-003, located at **2374 Shelby Street** in the Summerland area, First Supervisorial District. (Continued from 3/24/06 & 5/12/06)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant preliminary/final approval on consent of 06BAR-00000-00030.

C-3. 05BAR-00000-00016 Glazer New Residence Toro Canyon
04CNS-00000-00126 (Dan Nemechek, Planner) Ridgeline: Rural

Request of Cearnal Andrulaitis Architects, architect for the owners, Martha and Jay Glazer, to consider Case No. 05BAR-00000-00016 for **revised final approval on consent for minor alterations to a previously approved detached garage of approximately 621 square feet with an attached office structure of approximately 324 square feet, and minor revisions to the permitted access driveway and landscaping.** The revisions are associated with a previously approved new residence of approximately 7,324 square feet with an attached garage of approximately 640 square feet, a cabana of approximately 400 square feet and a pool. **The location of a second residential unit of approximately 1,000 square feet is being adjusted, but is not subject to BAR review.** No structures currently exist on the parcel. The proposed project will require approximately 3,500 cubic yards of cut and fill. The property is a 7.60 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-040-026, located at **2955 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/11/05, 6/10/05 & 9/09/05)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant revised final approval on consent of 05BAR-00000-00016.

C-4. 03BAR-00000-00196 Keehn New Residence Mission Canyon
04LUP-00000-00025 (Robert Dostalek, Planner) Ridgeline: Urban

Request of Kent Mixon, architect for the owners, Ronald and Edalee Keehn, to consider Case No. 03BAR-00000-00196 for **revised final approval on consent of new residence of approximately 3,000square feet.** The following structures currently exist on the parcel: a residence of approximately 2,645 square feet, garage of approximately 644 square feet; barn of approximately 566 square feet and barn of approximately 198 square feet. The proposed project will require approximately 222 cubic yards of cut and no fill. The property is a 1.72 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-070-022, located at **2289 Las Canoas** in the Santa Barbara area, First Supervisorial District. (Continued from 8/22/03 & 1/30/04 & 7/16/04)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant revised final approval on consent of 06BAR-00000-00072.

C-5. 05BAR-00000-00236 Bond New Residence Goleta

05LUP-0000-01045 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Hochauer and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **final approval on consent of a conversion of an existing residence to a second residential unit of approximately 1,200 square feet (BAR review not required), with an attached garage/stairwell of approximately 572 square feet, a second story workshop of approximately 457 square feet, a new residence of approximately 4,906 square feet with an attached garage of approximately 532 square feet and landscaping.**

The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 629.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District. (Continued from 10/14/05 and Site Visit 11/08/05, 12/02/05, 12/16/05, 1/27/06, 3/24/06 & 5/12/06 & 5/19/06)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant final approval on consent of 05BAR-00000-00236.

C-6. 05BAR-00000-00320 McLaughlin Residence Remodel/Addition Summerland

05CDP-00000-00155 (Amy Trester, Planner) **Jurisdiction: Rigeline - Urban**

Request of Joaquin Ornelas, agent, for Patrick McLaughlin, owner, to consider Case No. 05BAR-00000-00320 for **preliminary/final approval on consent of a residence remodel and addition of approximately 102 square feet with a deck addition of approximately 604 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,291 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 005-132-018, located at **2225 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 2/24/06 & 5/12/06)

05BAR-00000-00320 was not reviewed due to lack of representation.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

K. Dole has concerns about how we approach SBAR members presenting their own projects for our review. Would like ideas, and will discuss with County Counsel. P. Ferguson-Ettinger further commented the need to make the process work for everyone. Maybe CBAR and SBAR members should collaborate with such reviews.

VI. STAFF UPDATE:

Alice Daly: A reminder from the ZORP team to please use your draft ZORP ordinance document. Cutoff date for comments is 6/23.

VI. STANDARD AGENDA:

Isla Vista/Goleta

- 1. 06BAR-00000-00035 Cingular Wireless Communications Facility Goleta**
05CUP-00000-00066 (Christina Cairns, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Sarah Bow, agent for the applicant, Cingular Wireless, to consider Case No. 06BAR-00000-00035 for **preliminary/final approval of a wireless communications facility consisting of four antennas of approximately 6 feet to be placed on an existing utility pole and a sunken outdoor equipment enclosure located 65 feet southeast of pole on a 414 square foot lease area.** Several unrelated domestic structures currently exist on the parcel. The proposed project will require approximately 37 cubic yards of cut and fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153 -120-022, located in proximity to **West Camino Cielo on southward sloping graded area and pole within SCE easement along W. Camino Cielo** in the Goleta area, Second Supervisorial District. (Continued from 3/24/06)

J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to drop 06BAR-00000-00035 from the agenda at the request of Planning and Development. See Agenda Status Report.
- 2. 06BAR-00000-00089**
Infranext Unmanned Wireless Telecommunications Facility Isla Vista
04CUP-00000-00072 (Megan Lowery, Planner) **Jurisdiction: Permit Condition**
Request of Sarah Bow of Infranext, agent for Cingular Wireless, to consider Case No. 06BAR-00000-00089 for **conceptual review of an unmanned wireless telecommunications facility with an antenna parapet of approximately 64 square feet and equipment vault of approximately 576 square feet located in architectural projection on the roof of St. Marks Church.** The following structures currently exist on the parcel: a church, a T-Mobil wireless site and a shed. The proposed project will not require grading. The property is a 1.1 acre parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-036-001, located at **6550 Picasso** in the Isla Vista area, Third Supervisorial District.

J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to drop 06BAR-00000-00089 from the agenda at the request of Planning and Development. See Agenda Status Report.
- 3. 06BAR-00000-00059 Sitolini New Residence Goleta**
06LUP-00000-00204 (Erinn Briggs, Planner) **Jurisdiction: Ridgeline- Rural**
Request of Russ Banko, architect for the owner, Paulo Sitolini, to consider Case No. 06BAR-00000-00059 for **preliminary approval of a new residence of approximately 2,545 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 470 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-293-072, located at **534 Vereda del Ciervo** in the Goleta area, Third Supervisorial District. (Continued from 4/21/06)

ACTION: Ferguson-Ettinger moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to continue 06BAR-00000-00059 for preliminary/final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

 - Color needs to be darker for this site. Bring darker samples.
 - Would prefer a barrel tile, but not required.
 - Would prefer to see site topography on the landscape plans.

Return for preliminary/ final on consent.

4. **06BAR-00000-00060**
Burman Demo Rebuild New Residence, Garage and Artist Studio **Goleta**
06CDH-00000-00012 (Peter Imhof / Virginia Gardner Planner) **Jurisdiction: Coastal**
Request of Robert Foley for Robert Paul Design, architect for the owners, Tom and Bari Burman, to consider Case No. 06BAR-00000-00060 for **further conceptual review of a new residence of approximately 3,890 square feet, garage of approximately 440 square feet and artist studio of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,233 square feet with attached garage of approximately 400 square feet to be demolished. The proposed grading to be determined. The property is a .77 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-026, located at **5297 Austin Road** in the Goleta area, Second Supervisorial District. (Continued from 4/21/06)
- Project received further conceptual review only, no action was taken. Applicant to return for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Simplified design is much more successful. Elevations are simple and elegant.**
 - Change of material breaks up the scale and strengthens the plans.**
 - Still suggest that the glass rail be replaced by another material. Consider horizontal cables with wood caps. A green vine element to ground the building is good. Suggest red trumpet vine.**
- Can return for preliminary review.**
5. **06BAR-00000-00114** **Evans New Residence, Carport and Garages** **Goleta**
(No Assigned Planner) **Jurisdiction:**
Request of Douglas Beard, architect for the owners, Scott and Julie Evans, to consider Case No. 06BAR-00000-00114 for **conceptual review of a new residence of approximately 6,198 square feet, carport of approximately 511 square feet and two garages of approximately 630 square feet each.** The following structures currently exist on the parcel: a guest house of approximately 800 square feet with attached garage of approximately 525 square feet, a tool shed of approximately 700 square feet and two temporary trailers to be removed. The proposed project will require approximately 1,355 cubic yards of cut and no fill. The property is a 32.08 acre parcel zoned MT-GOL-40 and shown as Assessor's Parcel Number 153-340-048, located at **1555 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to return for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- A one story structure works well on the site.**
 - Clerestory windows look better than skylights.**
 - Consider another material for walls. Break them up with landscaping and different materials. Inca major or similar with stone would look good.**
 - Bring a landscape plan that accurately shows the size of existing trees.**
 - Can return for preliminary.**
6. **Discussion** **Ballantyne New Residence, Guesthouse and Barn** **Gaviota**
05LUP-00000-00611 (Allen Bell, Planner) **Jurisdiction: Section 2-33.12c**
Request of Santa Barbara Planning and Development for BAR to render its advice on a proposal by the owner, Lynn Ballantyne, for the **construction of a new residence of 9,300 square feet with a basement of 696 square feet, new guesthouse of 800 square feet with attached garage of 568 square feet and new barn of 1,200 square feet.** No structures currently exist on the parcel. The proposed project will require 6,000 cubic yards of cut and fill. The property is a 17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-090-036, located at **500 Farren Road** in the Gaviota area, Third Supervisorial District. (Continued from 9/09/05 and Site Visit 11/15/05 & 11/18/05)

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

COMMENTS:

Public Comment:

Mike Lunsford, Gaviota Coastal Conservancy:

- Viewline would depend upon mature height of orchard trees.
- Burden of enforcement of tree maintenance would be on the County.
- Design is inconsistent with zoning limitations.
- Not good to compare Rancho Embarcadero w/ Ballantyne: different rules apply. Eastern Gaviota Coast sets the tone here.

Phil McKenna:

- Should be considered part of the Gaviota Coast.
- Should be compatible with natural landforms.
- What happens if the orchard fails?

Nancy Gardiner:

- No exceptions should be made on visual policies for public views.
- Landscaping should not be the vehicle for visual compliance.

Edward Easton:

- Concerned about cut and fill quantities.
- Orchard will merely call attention to the site.
- The faux orchard will take 3 years to grow to full height.
- Farren Rd is a public viewshed in its entirety.
- Use of landscape screening in Montecito Guidelines is not applicable here.

Joan Bolton, Friends of Tecolote Canyon:

- Made calls for tree growth information. Agriculture expert told her it would be a longer time frame than 3 years for potential growth and to fill the gaps in canopies.
- Orchard screening must be treated with skepticism.

Christina McGinnis:

- Very concerned about SBAR role in visual resource policy application.
- This is a precedent-setting project.
- Concerned about mansionization of the Gaviota Coast.

SBAR Comments:

- a. Unfortunately, two members of the SBAR are absent today.
- b. Regarding Visual Resources Policy 2, it is not appropriate to get into a specific discussion of the architecture and landscaping. An orchard cannot be counted upon for screening. Screening must be done by topography.
- c. SBAR supports P&D in their application of the Visual Resources Policy.
- d. Should consider coordination between CBAR and SBAR on interpretation of visual resources for future projects in rural transition areas.
- e. Continue discussion to a later date.

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **06BAR-00000-00025 Tabasgo Trust Demo/New Residence Santa Barbara**
04LUP-00000-00885 (Mark Walter, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Neumann, Mendro Andrulatititis, architect for the owner, Tabasgo Trust, to consider Case No. 06BAR-00000-00025 for a site visit of a new residence of approximately 7,973 square feet with an attached garage, covered patio of approximately 2,000 square feet, two water storage tanks of approximately 20,000 gallons each, and demolition of existing residence of approximately 2,323 square feet (covered porch will be built on portion of existing pad.) (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 with carport of approximately 2,323 square feet, pool cabana of approximately 100 square feet, enclosed gazebo of approximately 100 square feet, three accessory structures of approximately 100 square feet each, three water storage of approximately of approximately 5,000 gallons each and one water storage of approximately 10,000 gallons. The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District.

(Continued from 3/24/06)

Ray Smith:

- The boundaries of what is reasonable should be shifted downward.

SBAR Comments:

- a. Frustration with the length of the review process. SBAR has been very clear on direction, and project could have been approved in less time if direction had been followed.
- b. It is meaningful that the neighbors keep coming to the meetings. Neighbors must be respected, and direction must be followed. It is clear that the neighborhood still feels that the project is too big, and that the SBAR has not been listened to.
- c. SBAR considered denial, but continued the project because the applicant requested to return to SBAR.
- d. Non-native grasses should not be in the rural landscape.
- e. All new landscaping materials should be natives.
- f. Continued for further preliminary review with direction to make significant reductions to the square footage.

9. 05BAR-00000-00189 Burke/Cook New Residence Mission Canyon
05LUP-00000-00821, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline -Urban**
05CUP-00000-00042

Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **preliminary approval for a new residence of approximately 2,150 square feet with a laundry storage room of approximately 110 square feet and two trellis covered parking spaces. The total building footprint would be approximately 2,458 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05 & 2/24/06 & 3/31/06 & 5/19/06)

ACTION: Ferguson-Ettinger moved, seconded by Dole and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to continue 05BAR-00000-00188 for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

Jean Yamamura:

- House still too big. Loss of outside space because of the house sizes.

Scott McCosker, Coldwell-Banker:

- Smaller houses are harder to sell. Like the project.

Dennis Allen:

- Would still like to see more square footage shaved off.
- There is a desire for small well-designed energy-efficient homes.
- Size reduction should be away from the road.
- 1-car garages could be smaller.
- The upper house is still larger than the adobe.
- We accept that there will be 3 houses on the site, but it adds density.

Michael Larson:

- Like the idea of an "option 4".

Koko Larson:

- Sizes still too big.
- Concern for the wildlife that goes through the site.

Michael Mattioli:

- Neighbors feel a passion for this place.
- Please shrink entire project, not just 1 house.

Jenny Cushnie:

- Agree with the other comments and object to any grass in the landscaping.

Bart Francis:

- Square footage reduction has been reluctant and in small stages.
- Agree that a 423 s.f. garage is too big.

Burthe Francis:

- Agree with all comments.
- Object to grass, should save water.

Marylee Martin:

- Size is still important.

Howard Schiffer:

- This is a neighborhood trying to save itself.
- They want the change to be liveable.

Ray Smith:

- The boundaries of what is reasonable should be shifted downward.

SBAR Comments:

- a. Frustration with the length of the review process. SBAR has been very clear on direction, and project could have been approved in less time if direction had been followed.
- b. It is meaningful that the neighbors keep coming to the meetings: Neighbors must be respected, and direction must be followed. It is clear that the neighborhood still feels that the project is too big, and that the SBAR has not been listened to.
- c. Applicants have chipped away, but everything needs to be scaled way down.
- d. Grass should not be in the landscape plan.
- e. All new landscaping materials should be natives.
- f. Continued for further preliminary review with direction to make significant changes to the square footage.

10. 05BAR-00000-00190 Burke New Residence Mission Canyon
05LUP-00000-00822, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
05CUP-00000-00041

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for preliminary approval for a new residence consisting of approximately 2,780 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot, two-car, basement garage and hobby room. The total building footprint on-site would be approximately 3,270 square feet. No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05 & 2/24/06 & 3/31/06 & 5/19/06)

ACTION: Ferguson-Ettinger moved, seconded by Dole and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to continue 05BAR-00000-00188 for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

Jean Yamamura:

- House still too big. Loss of outside space because of the house sizes.

Scott McCosker, Coldwell-Banker:

- Smaller houses are harder to sell. Like the project.

Dennis Allen:

- Would still like to see more square footage shaved off.
- There is a desire for small well-designed energy-efficient homes.
- Size reduction should be away from the road.
- 1-car garages could be smaller.
- The upper house is still larger than the adobe.

- We accept that there will be 3 houses on the site, but it adds density.

Michael Larson:

- Like the idea of an “option 4”.

Koko Larson:

- Sizes still too big.
- Concern for the wildlife that goes through the site.

Michael Mattioli:

- Neighbors feel a passion for this place.
- Please shrink entire project, not just 1 house.

Jenny Cushnie:

- Agree with the other comments and object to any grass in the landscaping.

Bart Francis:

- Square footage reduction has been reluctant and in small stages.
- Agree that a 423 s.f. garage is too big.

Burthe Francis:

- Agree with all comments.
- Object to grass, should save water.

Marylee Martin:

- Size is still important.

Howard Schiffer:

- This is a neighborhood trying to save itself.
- They want the change to be liveable.

Ray Smith:

- The boundaries of what is reasonable should be shifted downward.

SBAR Comments:

- a. Frustration with the length of the review process. SBAR has been very clear on direction, and project could have been approved in less time if direction had been followed.
- b. It is meaningful that the neighbors keep coming to the meetings: Neighbors must be respected, and direction must be followed. It is clear that the neighborhood still feels that the project is too big, and that the SBAR has not been listened to.
- c. Applicants have chipped away, but everything needs to be scaled way down.
- d. Grass should not be in the landscape plan.
- e. All new landscaping materials should be natives.
- f. Continued for further preliminary review with direction to make significant changes to the square footage.

11. 06BAR-00000-00046 Velazquez New Residence and Garage Mission Canyon

06LUP-00000-00168 (Peter Imhof/Virginia Gardner,Planners) **Jurisdiction: Mission Canyon**
Request of Susan Sherwin, architect for the owners, Adriana and George Velazquez, to consider Case No. 06BAR-00000-00046 for **further conceptual review of new residence of approximately 3,990 square with a basement of approximately 767 square and detached garage of approximately 522 square feet. The existing residence of approximately 2,500 will be demolished.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a .25 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-113-007, located at **2609 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 3/31/06)

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

COMMENTS:

Public Comment:

Beth and Paul Sundheim, letter:

- Concern with unpermitted grading: safety, stability and raised height.

Derek Power, letter:

- Concerned with the size.

Mary Brown:

- Given the lot size, house is still too big. Concern with density in Mission Canyon.

Tove Matas:

- Structure is too massive and out of scale with the neighborhood.

27 neighbors, letter (regarding original project design): Object to the size and scale.

SBAR Comments:

- Neighborhood concern is significant.
- Concerned with size. Structure looks massive.
- The revised design should go back to the Mission Canyon Board before further SBAR review. Need clarification from Mission Canyon, and assurance that neighbors have been noticed.
- Building does not seem to be compatible with neighboring properties. Suggest compatibility study.
- SBAR would like to have a site visit to review story poles before further review.
- Continued.

12. 05BAR-00000-00155 Rodgers Residence Addition Mission Canyon

05LUP-00000-00703 (Holly Bradbury, Planner)

Jurisdiction: Ridgeline - Urban

Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **final approval of a residence addition of approximately 759 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and garage of approximately 390 square feet. The proposed project will not require grading. The property is a 6,230 square foot parcel zoned 6-R-1 and shown as Assessor's Parcel Number 023-161-013, located at **2956 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/15/05 & 9/9/05 & 10/28/05 & 3/31/06)

ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson and Froscher absent) to grant final approval of 05BAR-00000-00155.

13. 06BAR-00000-00105 Lambert Residence Remodel and Additions Santa Barbara

(No Assigned Planner)

Jurisdiction: Ridgeline - Urban

Request of Nils Hammerbeck agent for the owner, Douglas Lambert to consider Case No. 06BAR-00000-00105 for **conceptual review of residence remodel and additions of approximately 5,513 square feet which includes demolition of existing cabana of approximately 180 square feet, demolition of existing garage of approximately 466 square feet, second story addition of approximately 1,550 square feet, addition to main floor of approximately 217 square feet, four new decks of approximately 1,300 square feet and new garage of approximately 552 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,880 square feet and garage of approximately 466 square feet and cabana of approximately 180 square feet. The proposed grading not determined. The property is a 13,675 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-171-008, located at **460 Venado Drive** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. The project is a new house rather than a remodel.
- b. Concern with the area that is a 3-story face. Upper floor area is huge. Suggest moving the 3rd story master bedroom area back onto hillside.
- c. Like the shed roofs.
- d. Suggest a smaller re-design.
- e. Outdoor porches and arbors add to the massing.
- f. Request story poles and a neighborhood compatibility study.
- g. Would like a site visit to understand the neighborhood.
- h. Continued for further conceptual review and site visit.

14. 06BAR-00000-00113 Willows Residence Additions/Remodel Mission Canyon
06LUP-00000-00419 (Erinn Briggs, Planner) Jurisdiction: Mission Canyon

Request of Ron Sorgman, architect for the owner, Dave Willows, to consider Case No. 06BAR-00000-00113 for **conceptual review of a residence addition and remodel of approximately 2,891 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,876 square feet and approximately 1,876 square feet of garage, mechanical and storage space. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 2.83 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-019, located at **1990 Los Canoas** in the Mission Canyon area, First Supervisorial District.

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

COMMENTS:

- a. **The upper deck takes away from the lower deck. Looks heavy on the elevation.**
- b. **Re-study the turret element.**
- c. **Make elevations consistent with each other.**
- d. **Look at the Natural History Museum for style details that are appropriate to the neighborhood.**

15. 06BAR-00000-00070 Murray Residence Addition Hope Ranch
06CDP-00000-00029 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Applicable

Request of Amy Taylor, architect for the owner, Anne Murray, to consider Case No. 06BAR-00000-00070 for **further conceptual review of residence addition of approximately 1,259 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,949 square feet, detached garage of approximately 520 square feet, attached garage of approximately 594 square feet – attached garage to be demolished. The proposed project will not require grading. The property is a 2.3 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-004, located at **3975 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 4/21/06)

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

COMMENTS:

- **Looks good.**
- **Can return for prelim/ final on consent with color board.**

Toro Canyon/Summerland/Carpinteria Areas

16. 05BAR-00000-00260 Capone New Guest House and Tennis Court Toro Canyon
06CDH-00000-00006 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Rural

Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 05BAR-00000-00260 for **conceptual review of a new 800 square foot guest house with attached pergola, detached pergola and 6,982 square foot tennis court with 10 foot fence. The project would include retaining wall(s) of up to seven feet in height and new landscape improvements. A number of avocado trees would be removed.** The following structures currently exist on the parcel: a single family residence of approximately 6,978 square feet and attached garage of approximately 978 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 330 cubic yards of fill. The property is a 23.84 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-030-030, located at **574 Freehaven Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06)

Project received further conceptual review only, no action was taken. Applicant to return preliminary/final approval on consent.

17. 06BAR-00000-00111 Toms Residence Addition Toro Canyon
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**

Request of Marion Toms, agent for the owner, Loraine C. Toms, to consider Case No. 06BAR-00000-00111 for **conceptual review of residence addition of approximately 650 square feet**. The following structures currently exist on the parcel: a residence of approximately 784 square feet atop a garage of approximately 824 square feet, a residential second unit of approximately 998 square feet with a garage of approximately 496 square feet, and a garden shed of approximately 100 square feet. The proposed project will not require grading. The property is a 10.04acre parcel zoned RR-10 and shown as Assessor's Parcel Number 155-040-020, located at **925 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

Andrew Hixon, Paco Buxton, Pat Radis, letters: Support the project.

SBAR Comment:

- **Looks fine.**
- **Can return for prelim/ final on consent w/ planner letter.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Pamela Ferguson-Ettinger, and carried by a vote of 4 to 0 (Robin Donaldson and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 16, 2006 in the Santa Barbara County Engineering Building, Third Floor Conference Room, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:30 P.M.