



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of June 6, 2008**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:10 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts Chair
Jeremy Roberts Vice Chair
Martha Gray
Laurie Romano
Will Rivera
Glen Morris
Steve Willson
Anita Hodosy SBAR Secretary
Anne Almy Supervising Planner

COMMITTEE MEMBERS ABSENT: All Board Members present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT:

III. MINUTES:

- Romero moved, seconded by J. Roberts and carried by a vote of 7 to 0 to approve the Minutes of May 23, 2008.
- J. Roberts moved, seconded by Rivera and carried by a vote of 7 to 0 to approve the Revised Minutes of April 25, 2008.

IV. CONSENT AGENDA:

C-1. 08BAR-00000-00057 Forbes Residence Additions Santa Barbara
06LUP-00000-00939 (Sarah Clark, Planner) Jurisdiction: Goleta
 Request of James Macari, architect for the owner, Gordon Forbes, to consider Case No. 08BAR-00000-00057 for **preliminary/final approval on consent of residence addition of approximately 867 square feet, new accessory structure of approximately 749 square feet and shop addition of approximately 115 square feet to existing garage.** The following structures currently exist on the parcel: a residence of approximately 1,762 square feet and garage of approximately 415 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-140-010, located at **1020 Veronica Springs Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/09/08)

ACTION: Willson moved, seconded by J. Roberts and carried by a vote of 7 to 0 to grant preliminary/final approval of 08BAR-00000-000057.

C-2. 07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon
07LUP-00000-00782 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **preliminary/final approval on consent of a new residence of approximately 1,872 square feet.** The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07, 1/04/08, 4/11/08, 4/25/08, 5/09/08 & 5/23/08)

ACTION: Willson moved, seconded by J. Roberts and carried by a vote of 7 to 0 to grant preliminary/final approval of 07BAR-00000-000246.

C-3. 01BAR-00001-00254 Montecito Ranch Estates Entry Gate Lighting Summerland
02CDP-00003-00165 (Sarah Clark, Planner) **Jurisdiction: Ridgeline -Urban**

Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00001-00254 for **further final approval on consent on new entry gate lighting fixtures, revised entry gate and landscaping.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 5.23 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District. (Continued from 2/29/08, 5/09/08 & 5/23/08)

ACTION: Willson moved, seconded by J. Roberts and carried by a vote of 7 to 0 to grant preliminary/final approval of 01BAR-00001-000254.

C-4. 07BAR-00001-00153 East Valley Cattle Company New Residence and Guest House Toro Canyon
07LUP-00001-00467 (Holly Bradbury, Planner) **Jurisdiction: Toro**

Request of Richard Redmond, architect for the owner, East Valley Land and Cattle Company, to consider Case No. 07BAR-00001-00153 (05BAR-00000-00090/05LUP-00000-00939 previously issued numbers) for **final approval on consent of window and landscape changes of a previously approved new residence of approximately 3,551 square feet and guest house of approximately 747 square feet.** No structures currently exist on the parcel. The previously approved proposed project will require approximately 70 cubic yards of and fill. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05, 11/04/05 & 3/10/06 & 4/21/06 & 5/23/08)

ACTION: Willson moved, seconded by J. Roberts and carried by a vote of 7 to 0 to grant preliminary/final approval of 07BAR-00001-000153.

C-5. 06BAR-00000-00287 Gilberg Residence Addition Toro Canyon
07CDH-00000-00036 (Nicole Mashore, Planner) **Jurisdiction: Toro**

Request of Kevin Moore, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **final approval on consent of a residence addition of approximately 1,070 square feet to an existing one story residence, and for a modification to allow for approximately 569 square feet of the addition to encroach ten feet into the rear yard setback. A 60 square foot storage unit, a spa and an outdoor barbeque area are also proposed, as well as landscape walls of approximately 3'4" and 7" in height.** The following structure currently exists on the parcel: a residence of approximately 1,418 square feet with an attached carport. The proposed project will require less than 50 cubic yards of grading, and no protected trees or vegetation will be removed. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07, 11/02/07, 1/04/08, 3/28/08, 4/11/08 & 5/23/08)

ACTION: Willson moved, seconded by J. Roberts and carried by a vote of 7 to 0 to grant preliminary/final approval of 06BAR-00000-000287.

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

VI. **STAFF UPDATE: DISCUSSION REGARDING REVISED FINAL APPLICATION PROCESS** by *Dianne Black, Deputy Director, Director of Development Service:*

Planning and Development is developing a new permit tracking system, and is looking into better refining the *revised final* BAR process.

SBAR Members commented that the present process of bringing the revised finals to BAR or asking the Chair to review the need for full board review is working well.

VII. **STANDARD AGENDA:**

Isla Vista/Goleta

08BAR-00000-00089

08BAR-00000-00105

1. **08BAR-00000-00106** **St. George Three New Residences** **Isla Vista**

08CDH-00000-00012/08CDH-00000-00016 (Jim Heaton, Planner) **Jurisdiction: Ocean**
08CDH-00000-00017

Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case Nos. 08BAR-00000-00089(Lot 1 West) BAR-00000-00105 (Lot 2 (Middle), 08BAR-00000-00106 (Lot 3 East) for **conceptual review of three new residences each of approximately 12,724 square feet on three separate lots.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 28,734 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6571 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- a. **Spanish architecture as presented may not be appropriate for the neighborhood context. Could be appropriate if done properly; these buildings need to be funky and playful to reflect the young community of Isla Vista.**
- b. **Isla Vista is an eclectic community and three different structures – beach cottage, contemporary and Spanish is one suggestion.**
- c. **The false chimneys look too heavy, proportionally off and too tame.**
- d. **Door at the bottom of the rounded portion of the middle lot could be confused as an entry and should be removed. Adding balcony to the second floor of the rounded tower would be more appropriate.**
- e. **Windows directly across from one another are not supported.**
- f. **Not enough diversity on south elevations.**
- g. **Landscaping will be very important between the houses and street. Give more movement to the street landscape at garages and front entries.**

Projects received conceptual review only, no actions were taken. Applicant to return for further conceptual review. Each project will also be recognized and reviewed separately on future agendas.

2. **07BAR-00000-00203** **St. George Duplex** **Isla Vista**

07CDH-00000-00023/08MOD-00000-00005 (Jim Heaton, Planner) **Jurisdiction: Ocean**

Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **further conceptual review of a new two-story duplex of approximately 3,195 square feet.** The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07 & 11/30/07 & 2/01/08)

COMMENTS:

- a. **There are conflicts with the County zoning requirement that a project be consistent with both existing zoning standards of Article II and proposed zoning standards of the IV Master Plan. The BAR wants clarification on this issue before commenting on the project.**

Project received further conceptual review only, no action was taken.

3. 08BAR-00000-00102 Hope Community Church Addition Santa Barbara
08SCD-00000-00010 (Seth Shank, Planner) Jurisdiction: Goleta

Request of Eric Swenumson, agent for the owners, Hope Community Church, to consider CaseNo. 08BAR-00000-00102 for **conceptual review of a sun room addition of approximately 500 square feet**. The following structures currently exist on the parcel: a church of approximately 8,162 square feet. The proposed project will not require grading. The property is a 2.95 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-143-001, located at **560 N. La Cumbre Road** in the area, Second Supervisorial District.

COMMENTS:

- a. **Provide sections that show the proposed sunroom is in a well, i.e. surrounded by existing building.**
- b. **Provide materials and colors.**
- c. **Return for preliminary/final full board.**

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

4. 08BAR-00000-00039 Kahn New Residence Santa Barbara
08LUP-00000-00174 (Eric Gage, Planner) Jurisdiction: Goleta

Request of Mukhtar Kahn, owner, to consider Case No. 08BAR-00000-00039 for **preliminary/final approval of a new residence of approximately 3,991 square feet and garage of approximately 598 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 210 cubic yards of cut and approximately 154 cubic yards of fill. The property is a 8,870 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 067-375-005, located at **Lot One, Tract 10567 Calle Barquero** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08)

COMMENTS:

- a. **Illustrate landscaping plan and include the wall patterns, and pool security fencing.**
- b. **Call out landscape materials and list plant palette on the plan.**
- c. **Landscape and hardscape concept is good.**
- d. **Architectural design is good.**
- e. **Color and material board required.**
- f. **Provide exterior lighting plan.**
- g. **Return final on consent.**

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 7 to 0 to grant preliminary approval of 08BAR-00000-00039. Applicant to return for final approval on consent at the meeting of June 20, 2008.

5. 07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara
07DVP-00000-00031 (Alex Tuttle, Planner) Jurisdiction: DVP

Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for **further conceptual review of a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet**. The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08 & 4/11/08)

COMMENTS:

- a. Proposed project does not work well on a hillside. Design is resisting rather than working with the hillside.
- b. Houses appear as two stories and footprints are as large as the existing two story residence. Size, bulk and scale are an issue, not square footage of the houses. Study bulk and scale to reduce volume of proposed residences.
- c. Project has not changed since the first meeting. More spacing needed between residences to create breathing room on site. Development should not appear as a continuous ridge of houses.
- d. The four units on the south side should consider flipping the outside courtyards to the south for sunlight.
- e. Neighborhood density on hillside properties should be restudied and not compared to surrounding flat area densities.
- f. Public views from the southeast side are an important factor.
- g. Illustrate how remaining landscaping will screen and protect the character of the hillside viewed from University Drive and Patterson Avenue and avoid the view of continuous and linear ridge of houses from public views.
- h. Illustrate concepts by drawing roof plans on site plan, show entire south and east elevations and utilize an overlay to show landscape and screening.
- i. A site visit with story poles should be scheduled at next review.
- j. Board has agreed to a 5th review onsite to assess the size, bulk, and scale with story poles. If BAR is not convinced that size, bulk, and scale are appropriate, significant design changes must be made before coming back to the BAR or, alternatively, the project could go forward to the Planning Commission with whatever comments come out of the site visit.

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual and site visit at the meeting of August 8, 2008.

6. 08BAR-00000-00032 Vickers Residence Demolition/Rebuild Santa Barbara
08LUP-00000-00065 (Eric Gage, Planner) Jurisdiction: Goleta

Request of Amy Taylor, architect for the owner, Danny Vickers, to consider Case No. 08BAR-00000-00032 for **further conceptual/preliminary/final approval of residence demolition and rebuild of approximately 2,665 square feet single family residence, conversion of an existing 1,079 square foot garage/utility room to habitable space with an addition of approximately 676 square feet, new garage of approximately 593 square feet, attached covered porch of approximately 102 square feet and attached covered porch of approximately 236 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,989 square feet, attached garage of approximately 713 square feet and attached workshop of approximately 366 square feet. The proposed project will not require grading. The property is a 34,866 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-221-001, located at **1415 Twinridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08)

CONDITIONS:

- a. Include a lighting plan, window, door and chimney details, materials and color board with actual samples.
- b. Utilize wood truss on covered patio.
- c. Utilize only plaster, not stone on house.

ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 7 to 0 to grant preliminary approval of 08BAR-00000-00032. Applicant to return for final approval on consent at the meeting of July 20, 2008.

**7. 08BAR-00000-00078 Toor Residence Additions and Second Story Santa Barbara
08LUP-00000-00170 (Brian Banks, Planner) Jurisdiction: Goleta**

Request of Chris Thomas, agent for the owner, Iqbal Toor, to consider Case No. 08BAR-00000-00078 for **conceptual review of a residence first floor addition of approximately 142 square feet, second story addition of approximately 1,406 square feet and second story deck of approximately 172 square feet and covered porch of approximately 122 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,400 square feet, porch of approximately 136 square feet and attached garage of approximately 441 square feet. The proposed project will not require grading. The property is a 8,760 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 065-223-013, located at **4773 Avalone Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Overhang/pop-out on front/rear elevations of second story addition creates top-heaviness.**
- b. **Sill height of windows in bedroom of second story addition needs to be higher to create more privacy and improve neighbor compatibility.**
- c. **Proposed balcony on rear elevation too long and should be reduced four to six feet from the edges.**
- d. **Look at how much of your program can be moved to ground level to reduce massing on the second floor.**
- e. **Can reduce massing by reducing the plate heights.**
- f. **With noted Flood Control Overlay, square footages may have to be reduced for neighborhood compatibility.**

Public Comment: Sofina Nedic

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.

**8. 07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara
07LUP-00000-00797 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban**

Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **further conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07, 10/19/07 12/14/07 & 3/14/07 & 4/25/08)

ACTION: Romano moved, seconded by Rivera and carried by a vote of 7 to 0 to drop 07BAR-00000-00244 at the request of the applicant. See Agenda Status Report.

**9. 08BAR-00000-00099 Heatwole New Residence Santa Barbara
04LUP-00000-00602 (Mark Walter, Planner) Ridgeline: Rural**

Request of Vadim M. Hsu, architect for the owners, Mark & Sarah Heatwole, to consider Case No. 08BAR-00000-00099 for **conceptual review of a new residence of approximately 2,375 square feet, with attached garage of approximately 512 square feet and guest house of approximately 799 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 850 cubic yards of cut and approximately 380 cubic yards of fill. The property is a 6.3 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-390-008, located at **5651 West Camino Cielo** in the Santa Barbara area, Third Supervisorial District.

COMMENTS:

- a. Nice Project.
- b. Proposed landscape plan integrates well with rock formations on site. Fun landscaping.
- c. Contrasting comments on stone siding - Proposed stone is foreign to the area, the rocks on site are more random and organic. While others agreed with dark siding slate proposal creating dynamic contrast. Either way, stacked stone should be utilized for siding.
- d. Architecture is well liked.
- e. Return preliminary/final full board.

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

10. **08BAR-00000-00081** **Herrera Garage Conversion and Second Floor Addition** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Eduardo Esparza, agent for the owner, Pavel Herrera, to consider Case No. 08BAR-00000-00081 for **conceptual review of a garage conversion of approximately 396 square feet, second floor addition of approximately 396 square feet, second floor deck of approximately 48 square feet, first floor addition of approximately 120 square feet and first floor deck of approximately 111 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a .42 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-150-037 located at **581 Lorraine Avenue** in the Santa Barbara area, Second Supervisorial District.

Project was not reviewed due to lack of representation.

11. **08BAR-00000-00023** **Calhoun Second Floor Enclosure** **Santa Barbara**
08LUP-00000-00044 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of John Larson, agent for the owners, Tony and Mickie Calhoun, to consider Case No. 08BAR-00000-00023 for **further conceptual review/preliminary/final approval of a second floor balcony enclosure of approximately 155 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,362 square feet, garage of approximately 386 square feet, pool of approximately 560 square feet and balcony of approximately 155 square feet. The proposed project will not require grading. The property is a 7,841 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-524-007, located at **5260 Kaiser Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/14/08)

ACTION: Romano moved, seconded by Rivera and carried by a vote of 7 to 0 to drop 08BAR-00000-00023 from the agenda at the request of the applicant. See Agenda Status Report.

12. **08BAR-00000-00083** **Rohzko Roof Alterations** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owner, Alex Rohzko, to consider Case No. 08BAR-00000-00083 for **conceptual review of a new roof including new pitch (calculation needed) to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,701 square feet. The proposed project will not require grading. The property is a 10,301.23 square foot parcel zoned R-3 and shown as Assessor's Parcel Number 067-141-031, located at **570 Rhonda Drive** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Colors are fine.
- New lighting fixtures need light to be directed down and shielded.
- Return for preliminary/final on consent after applying for permit and assigned planner.

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

13. **07BAR-00000-00190** **Ward As-Built Structures** **Santa Barbara**

07LUP-00000-00493/ (Jim Heaton, Planner)
08MOD-00000-00003

Jurisdiction: Ridgeline – Urban

Request of Daniel K. Ward, owner, to consider Case No. 07BAR-00000-00190 for further conceptual review of several as-built structures: cabaña and equipment building; swimming pool; barn/office and mulch shed; grading and retaining walls. An existing unpermitted gym of 118 square feet is proposed to be demolished and replaced with a new gym of 117 square feet with an 84 square foot patio. The following structures currently exist on the parcel: a residence of approximately 4,980 square feet, garage of approximately 1,200 square feet, guesthouse of approximately 980 square feet, and the following unpermitted structures: gym of approximately 118 square feet, equipment shed of approximately 116 square feet, barn/office of approximately 1,380 square feet, covered tractor parking of 333 square feet, and mulch shed of approximately 288 square feet. The proposed project will not require any additional grading. The property is a 2.39 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 055-020-010, located at 3746 Foothill Road in the Santa Barbara area, Second Supervisorial District. (Continued from 8/24/07)

COMMENTS:

- a. Pool cabana and exercise structure need to blend better with the design of the residence.
- b. Overhangs on small structures are too big, not proportional.
- c. Buildings need a coherent design relationship.
- d. Mulch shed needs to be moved out of the setback area.
- e. BAR cannot justify the modification based on good design or compatibility with the neighborhood.

Project received further conceptual review only, no action was taken.

14. 08BAR-00000-00080 Froelicher New Residence/Garage Santa Barbara

08LUP-00000-00177 (Seth Shank, Planner)

Jurisdiction: Goleta

Request of Jason Grant, agent for the owner, John Froelicher, to consider Case No. 08BAR-00000-00080 for conceptual review of a new residence of approximately 2,121 square feet and attached garage of approximately 488 square feet. The following structures currently exist on the parcel: a residence of approximately 1,100 square feet and garage of approximately 488 square feet. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 10,595 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-171-017, located at 489 El Sueno Road in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. Project qualifies as urban hillside/ridgeline.
- b. Project is supported by SBAR.
- c. Study whether house could be pushed down, lower to reduce height of lower façade.
- d. Windows and landscape plants may help improve the look of lower façade.
- e. Consider using split face block instead of plaster on lower façade.
- f. Consider structural element to pull entrance forward, which is hidden.
- g. Return for preliminary/final full board.

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

15. 08BAR-00000-00085 Hardy New Barn and Stables Hope Ranch

08LUP-00000-00192 (Sarah Clark, Planner)
08MOD-00000-0004

Jurisdiction: Ridgeline – Urban

Request of Edgar L. Sands, architect for the owners, Mr. and Mrs. Mark Hardy, to consider Case No. 08BAR-00000-00085 for conceptual review of a new barn and stables of approximately 1,728 square feet. The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and guest house of approximately 800 square feet. The proposed project will require approximately 1,600 cubic yards of cut and approximately 48 cubic yards of fill. The property is a 68,800 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-291-014, located at 4426 Via Alegre in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- a. Consider black fencing over white fencing.

- b. Consider re-designing roof so that it is higher than adjacent terrace to create more light.
- c. Unfortunate to have to remove the Willow tree.
- d. Return for SBAR preliminary approval for modification.

Project received conceptual review only, no action was taken. Applicant to return for preliminary approval.

Toro Canyon/Summerland/Carpinteria Areas

16. **06BAR-00000-00147 Summerland Inn Five Hotel Wall Signs** **Summerland**
08VAR-00000-00001 (Eric Gage, Planner) **Jurisdiction: Signs**

Request of Hwei Mey Lu Ko, owner, to consider Case No. 06BAR-00000-00147 for **further conceptual review of four hotel signs of approximately 1) 3 square feet, 2) 8.5 square feet, 3) 11 square feet, 4) 23 square feet and one freestanding sign of approximately 3.8 square feet.** The following structures currently exist on the parcel: a nine unit hotel with manager quarters. The proposed project will not require grading. The property is on two parcels: one .38 acre and another 0.18 acre parcel both zoned C-1 and shown as Assessor's Parcel Numbers 005-121-010 and 005-121-011, located at **2161 Ortega Hill Road** in the Summerland area, First Supervisorial District. (Continued from 7/21/06)

COMMENTS:

- a. Utilize white color for background on all signs.
- b. Signs A, B, C and monument sign E are ok.
- c. Monument Signage E to be located at the curb.
- d. Sign D not ok.
- e. Return preliminary/final on consent with planner memo stating compliance with size regulations.

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

17. **08BAR-00000-00077 Foster Residence Remodel and Additions** **Toro Canyon**
08CDH-00000-00010 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Karl Kras, architect for the owners, Frank and Tiffany Foster, to consider Case No. 08BAR-00000-00077 for conceptual review **to allow demolition of an existing carport and motor court of approximately 2,800 square feet and construction of a new permeable motor court of approximately 2,200 square feet, planters, and site walls. An interior remodel is also proposed. 80 square feet will be removed from the first floor and 58 square feet will be added. 22 square feet will be added to the second floor. The existing guesthouse use will be changed to a DRISU. The existing exterior materials of the house will be replaced with new materials and windows. The existing roof will also be replaced. Less than 50 cubic yards of grading is proposed. No trees are proposed for removal.** The following structures currently exist on the parcel: a residence of approximately 3,229 square feet, guest house of approximately 800 square feet, workshop/study/garage of approximately 1,180 square feet and pool cabana of approximately 300 square feet. The proposed project will not require grading. The property is a 1.36 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-033, located at 2934 Torito Road in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- Considered a very nice renovation.
- Removing asphalt is wonderful.
- Return preliminary/final on consent.

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

18. **07BAR-00000-00212 Hall New Single Family Dwelling** **Toro Canyon**
07CDP-00000-00093 (Sarah Clark, Planner) **Jurisdiction: Toro**

Request of Lu Ann Hall, owner, to consider Case No. 07BAR-00000-00212 for **further conceptual review of new modular home of approximately 2,679 square feet, demolition of portion of the existing residence and conversion of the remainder to a guesthouse of approximately 800 square feet with attached storage of approximately 650 square feet.** The following structures currently exist on the parcel: residence of approximately 2,270 square feet with an attached garage of approximately 360 square feet. The proposed project will require approximately 34 cubic yards of cut and approximately 34 cubic yards of fill. The property is a 2.85 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 155-140-077, located at **450 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/07/07)

COMMENTS:

- a. **All the components of the project are hard to piece together.**
- b. **The plans need to show the relationship between the new and the remaining.**
- c. **Grading, especially at the hammerhead needs to be specified. Grading needs to blend in with existing landscape.**
- d. **Provide plans that show the complete elevations of both structures and relationship to one another.**
- e. **The choice of this certain style of modular does not relate to the defined charm or character of the existing residence. It should match the existing.**
- f. **The roofs of the existing and the modular should match or compliment each other.**
- g. **Recommend matching roof pitch and siding of the existing and the modular.**
- h. **Enhance the project by making it seem as though the project was built at the same time rather than looking like a later addition.**
- i. **Return for further conceptual/preliminary approval.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Laurie Romano, and carried by a vote of 7 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, June 13, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:40 P.M.