

# COUNTY OF SANTA BARBARA



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## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 10, 2005

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Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	Co-Vice Chair	Engineering Building, Room 17
James King	Co-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	

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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
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:** Kathryn Dole and James King.

**REPORTERS:** None in attendance

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

### ADMINISTRATIVE AGENDA:

#### I. PUBLIC COMMENTS:

**Public Comment:**

**Alan Permut, Orcutt resident:** Comments concerning local Orcutt design board review of Permut project. Local Orcutt board has been through lengthy process. Concerned about delays. Changes need to be made in Orcutt board process. Orcutt board was not present at the scheduled meeting time.

**BAR Chair:** Orcutt design board is community advisory board, to which County BAR gives some deference, but it does not have official County status.

**Sedlin New Residence representative:** Applicant requests site visit on Los Olivos meeting, 6/24/05.

**BAR Chair:** Depends on whether quorum will be available for site visit on 6/24/05. If will not work on 6/24, applicant is agreeable to scheduling for another day and understands site visit fee may apply. BAR staff will schedule for available date.

Also arrange for Moscardi barn site visit on 6/24/05.

**BAR Information:**

- **Kris Miller-Fisher: BAR should consider taking a 5-minute break after long hearing items. Following review of the El Capitan project on 5/27/05, some applicants expressed concern about level of attention given to their projects.**
- **Meeting with BOS subcommittee (Supervisors Centeno, Firestone) on BAR changes scheduled for Friday 6/17. BAR committee attendees to attend: Val, Greg, Pam, Kate? No more than four BAR members may attend. Location: Fourth floor BoS Hearing room, time TBD.**
- **Donaldson: BAR members cannot be casual about meeting attendance, especially during summer months when many will take vacation. BAR must work out the quorum issues for rest of summer.**
- **Kris Miller-Fisher will draft letter to Board of Supervisors about concerns about El Capitan process and bring to BAR to consider.**

**II. AGENDA STATUS REPORT: All projects will be considered.**

**III. MINUTES: Fisher-Miller moved, seconded by Froscher and carried by a vote 5-0 (Dole, King and Ravatt absent, Clough abstains) to approve the Minutes of May 27, 2005.**

**IV. CONSENT AGENDA:**

**C-1. 04BAR-00000-00231 Caldwell Residential Addition and Remodel Toro Canyon**  
04LUP-00000-01185 (Brian Baca, Planner) Ridgeline: Rural  
Request of Suzette Naylor, architect for the owner, John D. Caldwell, to consider Case No. 04BAR-00000-00231 for **preliminary/final on consent of residence addition of approximately 606 square feet, a deck of approximately 85 square feet and remodel of approximately 300 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,390 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 35,324 square foot parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-040-018, located at **2975 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/24/04)

**ACTION: Clough moved, seconded by Fisher-Miller and carried by a vote of 6 to 0 (Dole, King and Ravatt absent) to grant final approval on consent of 04BAR-00000-00231.**

**C-2. 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 **further 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 & 5/27/05)

**ACTION: Clough moved, seconded by Fisher-Miller and carried by a vote of 6 to 0 (Dole, King and Ravatt absent) to grant final approval on consent of 03BAR-00000-00114.**

- C-3. 04BAR-00000-00279                      Serena Park Sound Wall                      Carpinteria**  
01DVP-00000-00057 (Abe Leider, Planner)                      Ridgeline: N/A  
Request of Lara Bertaina, agent for Caltrans, to consider Case No. 04BAR-00000-00279 for **preliminary/final approval on consent of the construction of a 16 foot high, 1/3 mile long sound wall on the north side of northbound Highway 101 at Serena Park.** The proposed project will require roadway excavation of approximately 550 cubic yards of cut, structure excavation of approximately 687 cubic yards with total excavation of approximately 1,237 cubic yards. The property is located along Highway 101 corridor, just south of the Padaro interchange and is in the Carpinteria area, First Supervisorial District. (Continued from 11/19/04 & 3/11/05)  
**ACTION: Clough moved, seconded by Fisher-Miller and carried by a vote of 6 to 0 (Dole, King and Ravatt absent) to grant final approval on consent of 04BAR-00000-00279.**

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

**VI. STAFF UPDATE:**

- **Planning Commission update hearing has been moved from 6/8 to 6/22.**
- **BAR chair letter to Board of Supervisors subcommittee concerning BAR comments on proposed BAR changes and membership qualification has been sent. All Supervisors and BAR members were copied.**
- **Planning Commission retreat scheduled for 7/16/05 at a North County location TBD. BAR will be invited, should plan on attending.**

**VII. STANDARD AGENDA:**

- 1. 05BAR-00000-00116                      Replacement Bridge at Gaviota State Park                      Gaviota**  
05DVP-00000-00002 (Abe Leider, Planner)                      Ridgeline: N/A  
Request of Joy Hufschmid, of Santa Barbara County Public Works Department, to consider Case No. 05BAR-00000-00116 for **conceptual review of a bridge replacement, road upgrade and reconfiguration of the campground entrance and three campsites in the Gaviota State Park.** The following structures currently exist on the parcel: entrance kiosk, restrooms, and associated campground facilities. The proposed project will require substantial amounts of grading to remove silt from the creek channel, raise the road approximately 10 feet higher than its current elevation, and carry out other improvements to Gaviota Beach Road and the Hollister Ranch access road. The property is located on Assessor's Parcel Numbers 081-270-002 (11.75 acres) and 083-650-011 (325.4 acres), located at **Gaviota State Park** in the Gaviota area, Third Supervisorial District.

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

**COMMENTS:**

- a. **Kris Miller-Fisher disclosure: Has been in meetings on this project.**
- b. **Colors: lighter color detracts from rural concept. All dark color would be more effective, with all vertical elements the same color as horizontal bars.**
- c. **San Ysidro examples discussed.**
- d. **Deck of bridge should be dark. Dark color will be quieter. Uniform stained color.**
- e. **Road guard rails: use a weathering steel, rather than galvanized.**

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

- 2. 04BAR-00000-00127                      Vintage Ranch Subdivision                      Orcutt**  
TM 14,556 (John Zorovich, Planner)                      Ridgeline: N/A  
Request of Laurie Tamura, agent for the applicant, Martin Farrell Homes, to consider Case No. 04BAR-00000-00127 (formally known as Oak Glen Subdivision 00-BAR-248) for **preliminary approval of a 52 unit residential subdivision consisting of new units ranging from approximately 2,300 to 3,200 square feet.** No structures currently exist on the parcel. The proposed project will require 67,062 cubic yards of cut and 36,800 cubic yards of fill. The property

is a 32.78 acre parcel zoned PRD and shown as Assessor's Parcel Number 101-010-002, located at the east end of Stubblefield Road, known as Key Site 7 in the Orcutt area, Fourth Supervisorial District. (Continued from 8/25/00, 9/10/04 & 9/24/04 & 12/03/04)

**ACTION:** Froscher moved, seconded by Ravatt and carried by a vote of 7 to 0 (Dole and King absent) to grant preliminary approval of 04BAR-00000-00127. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

- a. **Disclosure:** Robin attended Planning Commission hearing approving project.
- b. **Applicant Presentation:** Connectivity, site context. Plan D will have metal roof.
- c. **BAR Comments:**
- d. **Eliminate horizontal band on E and F Plans, all elevations, including triplex. Look for more traditional detail, for example, a water table, if changing color or material.**
- e. **C Plan: Brick porch stands out as alone. Does not integrate with house. Restudy.**
- f. **Colors: Use creative, vibrant tones, not just beiges.**
- g. **For preliminary final. Return final full board with details, colors.**

**3. 05BAR-00000-00078                      The Laurel Company Signage                      Los Olivos**

05OSP-00000-00002 (Florence Trotter-Cadena, Planner)                      Ridgeline: N/A

Request of Laurie Tamura and Brian Schwartz, agents for the owner, The Laurel Company, to consider Case No. 05BAR-00000-00078 for **conceptual review of new signage of one monument sign, 6 wall signs, 5 under canopy signs, 4 projecting signs and one directional sign.** The following structures currently exist on the parcel: a commercial building of approximately 4, 890 square feet. No proposed grading as part of this project. The property is a 17,500 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 135-092-103, located at **2445 Alamo Pintado** in the Los Olivos area, Third 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:**

**Applicant:** as-built sign plan for existing signs, triggered by application for new sign by one tenant.

**BAR:**

- a. **Signs on upper story should be hanging from eave, not placed on balcony (especially, signs for Santa Barbara Bank and the Trust and Inner Strength stores).**
- b. **BAR agrees with applicant's proposed changes.**
- c. **Return for preliminary/final on consent.**

**4. 05BAR-00000-00067                      Lear Land Company Mixed Use Building (aka The Junction)                      Los Alamos**

03DVP-00000-00003 (Anne Coates, Planner)                      Ridgeline: N/A

Request of Jim Reed, architect for the owner, Lear Land Company, to consider Case No. 05BAR-00000-00067 for **further conceptual review of a mixed use building of approximately 23,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 172 cubic yards of cut and approximately 2,132 cubic yards of fill. The property is a 36,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 101-260-006, 007, located at **the corner of Bell and Main Street** in the Los Alamos area, Third Supervisorial District. (Continued form 4/08/05)

**Project received 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:**

**Public comment:**

**Nancy Deifenberg:** Concerned about mixed use, residential over commercial. Conflicting uses nearby, including Caltrans, a prisoner exchange, and past fatal accidents create safety issue. No place in project for children to play or provision for transit to school. List of concerned citizens presented.

**BAR Comments:**

- a. Really good project, but wrong place for a project of this mass and density. Does not connect to anything nearby.
- b. Upper floor still seems jumbled, packed onto site. Look for opportunities to provide usable open space, reduce second-floor coverage.
- c. Project needs on-site open space in this location if residential component pursued. Provision of onsite open space will help massing. Consider possibility for pocket park on site, if include multi-family component.
- d. Would it be possible to focus commercial uses along Bell Street and residential on Main Street? Restudy site orientation.
- e. Broader planning issues about appropriate mix of uses discussed.
- f. Third story element is creative, BAR supports.
- g. Consider some school commute patterns and options for safe street crossing.

**5. 05BAR-00000-00114 Permut Residence Addition and Remodel Orcutt**

05LUP-00000-00500 (Lilly Okamura, Planner)

Ridgeline: N/A

Request of Randall Steele, architect for the owner, Alan S. Permut, to consider Case No. 05BAR-00000-00114 for **conceptual review of a demolition of approximately 678 square feet and reconstruction of approximately 1,008 square feet to an existing residence**. The following structures currently exist on the parcel: a residence of approximately 1,038 square feet and detached garage of approximately 374 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-072-011, located at **135 Park Lane** in the Orcutt area, Fourth 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 member present for this project:**

**COMMENTS:**

- a. Leaves eaves open (no fascia) with exposed rafters.
- b. Make roof vent larger, wood material.
- c. Make porch deeper so that design is functional and porch space usable.
- d. Restudy windows: consider double-hung windows, paired or in series of three.
- e. Return for preliminary/final on consent.

**6. 05BAR-00000-00048 Village New Veterinary Clinic Lompoc**

05CUP-00000-00004 (Nicole Losch, Planner)

Ridgeline: N/A

Request of Mark R. Hafen, architect for the owner, Verne Thacker, to consider Case No. 05BAR-00000-00048 for **preliminary approval of a new veterinary clinic of approximately 7,380 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 30,512 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-001, located at **3883 Constellation** in the Lompoc area, Fourth Supervisorial District. (Continued from 4/08/05 & 4/29/05)

**ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 7 to 0 (Dole and King absent) to grant preliminary approval of 05BAR-00000-00048. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- Concrete roof tile: Bring actual sample of material on color board.
- Preliminary approval. Return for final after LUP application made

7. **05BAR-00000-00074 Coffin New Residence, Garage and Barn Santa Ynez**  
05LUP-00000-00309 (Brian Tetley, Planner) Ridgeline: Rural  
Request of Chuck McClure, Richard and Mary Coffin and, agent and owners, to consider Case No. 05BAR-00000-00074 for **further conceptual review/preliminary approval of a new residence of approximately 3,875 square feet, garage of approximately 800 square feet and barn of approximately 2,903 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 15,000 cubic yards of cut and approximately 5,900 cubic yards of fill. The property is a 20 acre parcel zoned AG and shown as Assessor's Parcel Number 135-310-026, located at **Rancho Ynecita Sub-Division** in the Santa Ynez area, Third Supervisorial District. (Continued from 4/29/05)
- ACTION:** Miller-Fisher moved, seconded by Ravatt and carried by a vote of 7 to 0 (Dole and King absent) to grant preliminary approval of 05BAR-00000-00074. The following comments were made by the Board of Architectural Review members present for this project:
- COMMENTS:**
- Character of original rendered sketches is lost in current plans. Design sensibility is different. Characters of windows, doors, clipped eaves has changed. Roof and trim are different.
  - BAR prefers original concept as shown in rendered sketches and character has been lost in current design. However, if current design direction is what applicant wants, BAR can support.
  - Restudy window pop-outs. Other solutions are possible.
  - Amount of grading still seems excessive.
  - Colors are successful.
  - Preliminary approval.
8. **04BAR-00000-00193 Hanley New Residence Solvang**  
04LUP-00000-01130 (Brian Tetley, Planner) Ridgeline: Rural  
Request of Nick Foster, agent for the owner, Brian Hanley, to consider Case No. 04BAR-00000-00193 for **final approval of a new residence of approximately 4,800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5 acre parcel zoned A-I-5 and shown as Assessor's Parcel Number 137-132-038, located at **1500 Jennilsa** in the Solvang area, Third Supervisorial District. (Continued from 9/10/04, 2/25/05 & 4/29/05)
- ACTION:** Clough moved, seconded by Roberts and carried by a vote of 7 to 0 (Dole and King absent) to continue 04BAR-00000-00193 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:
- COMMENTS:**
- Cut and fill slopes need to be feathered into existing slopes.
  - Show and delineate area of seed mix on landscape plan corresponding to grading contours.
  - Return for final review full board with revised landscape plan, details.
9. **05BAR-00000-00118 Smith New Residence Santa Maria**  
05LUP-00000-00523 (Lilly Okamura , Planner) Ridgeline: N/A  
Request of Linden Shimizu, agent for the owner, Russell Smith, to consider Case No. 05BAR-00000-00118 for **conceptual review of a new residence of approximately 2,400 square feet.** The following structures currently exist on the parcel: a residence of approximately 960 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OTR-14/LC and shown as Assessor's Parcel Number 105-092-006, located at **125 S. First Street** in the Santa Maria area, Fourth Supervisorial District.

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

**COMMENTS:**

**Agenda description is incorrect. Project is now triplex. Planner: update**

- a. **Shed overhang for windows with 4 x 4 bracket support would be preferable to gable form.**
- b. **Leave eaves open.**
- c. **Use more traditional vent, wood lathe.**
- d. **Consider double-hung windows.**
- e. **Return for preliminary/final.**

**10. 04BAR-00000-00094 Knollwood Meadows Addition of 32 Apartments to 96 Unit Complex Orcutt**

04LLA-00000-00006 (Gary Kaiser, Planner)

Ridgeline: N/A

Request of Carl Schneider, architect for the owner, Knollwood Properties L.P., to consider Case No. 04BAR-00000-00094 for **final approval of an addition of 32 apartments approximately 26,835 square feet to an existing 96 unit complex.** The following structures currently exist on the parcel: seven apartment buildings of approximately 34,740 square feet. The proposed project will require approximately 11,000 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 4.41 acre parcel zoned DR-12.3 and shown as Assessor's Parcel Number 107-490-001, located at **4012 Cedarhurst Drive** in the Orcutt area, Fourth Supervisorial District. (Continued from 5/28/04, 7/16/04 & 4/29/05)

**ACTION: Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole, King, Donaldson and Miller absent) to continue 04BAR-00000-00094 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Wood trim should extend to all windows.**
- b. **Relocate lamp posts adjacent to walkways.**
- c. **Lighting style choice will influence subsequent upgrade of remainder of complex. Fixture choice should not be influenced by existing fixtures.**
- d. **Bronze window frame color is acceptable.**

**11. 05BAR-00000-00137 Ranch La Vina Corporation Lompoc**

(No Planner Assigned)

Ridgeline: Rural

Request of R. Deming Isaacson, architect for the owner, Rancho La Vina Corporation, to consider Case No. 05BAR-00000-00137 for **conceptual review of a new winery of approximately 20,000 square feet.** The following structures currently exist on the parcel: a main residence of approximately, 4,036 square feet, guest house of approximately 2,500 square feet, three employee guest house of approximately 1,416 square feet, 1,056 square feet and 900 square feet, employee garage of approximately 800 square feet, office of approximately 600 square feet, walnut dehydrator of approximately 3,200 square feet, north equipment shed/shop of approximately 1,840 square feet, east equipment shed of approximately 1,426 square feet, south equipment shed of approximately 1,760 square feet, granary of approximately 450 square feet, horse barn of approximately 1,024 square feet and northeast flat barn of approximately 2,250 square feet. The proposed project will not require grading. The property is a 768.56 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Numbers 083-140-017 and 083-140-018, located at **4455 Santa Rosa Road** in the Lompoc area, Third & Fourth Supervisorial District.

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

**COMMENTS:**

- **Project looks great, very successful.**
- **Return for preliminary/final.**

**12. 03BAR-00000-00353 Price Ranch New Residences Los Alamos**

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03LUP-00000-00661 (Gary Kaiser, Planner)

Ridgeline: N/A

Request of Nick Foster, agent for the owners, Syncon Homes of CA, Inc., to consider Case No. 03BAR-00000-00353 for **final approval for construction of four single family dwellings each of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is four parcels of 20,000 square foot each zoned C-1 and shown as Assessor's Parcel Numbers 010-130-024,-025,-026 and -027, located at **Price Ranch Road** in the Los Alamos area, Third Supervisorial District. (Continued 1/09/04, 10/01/04, 1/28/05, 3/11/05 & 4/29/05)

**ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Dole, King and Donaldson absent) to continue 03BAR-00000-00353 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Color schemes: use a separate approved color scheme for each of the four houses. It does not matter which scheme is paired with which house, so long as no color scheme is duplicated.**
- b. **Return for final on consent with architectural details.**

13. **05BAR-00000-00120      Flagg New Commercial Facade      Orcutt**

Ridgeline: N/A

Request of Don and KayLynn Flagg, owners, to consider Case No. 05BAR-00000-00120 for **conceptual review of a new commercial facade.** The following structures currently exist on the parcel: a commercial building. The proposed project will not require grading. The property is a 2,400 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-023-011, located at **127 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

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

**COMMENTS:**

- a. **Selection of brick veneer is important. Use a less weathered, high-fired brick veneer than example shown.**
- b. **Eyebrow brick, other accent brick should project beyond other brick facing in relief. Use whole brick if necessary to create effect.**
- c. **Return for preliminary/final full board.**

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

14. **04BAR-00000-00264    Nord Detached Garage and Accessory Structure    Santa Barbara**

04LUP-00000-00856 (Peter Lawson, Planner)

Ridgeline: Rural

Request of Dave and Jennifer Nord Gibson, owners, to consider Case No. 04BAR-00000-00264 for **final approval of a detached garage of approximately 400 square feet and accessory structure of approximately 488 square feet for a detached residential second unit. *The residential second unit not subject to BAR review.*** The following structures currently exist on the parcel: a single family dwelling and attached garage. The proposed project will require approximately 150 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 at **5615 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/11/05, 3/18/05 & 4/29/05)

**ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole and King absent, Ravatt abstains) to continue 04BAR-00000-00264 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Greg Revalt recused himself.**
- b. **Relocate office doors so that they do not run directly into gravity wall.**
- c. **Work out gravity wall design. Consider other materials than interlocking pavers: local sandstone boulders or batter wall.**
- d. **Use informal form for wall design.**
- e. **BAR is happy with architecture, no changes required.**
- f. **Return for final consent.**

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

15. **04BAR-00000-00296**                      **Stephen New Residence**                      **Goleta**  
04LUP-00000-01194 (Peter Lawson, Planner)                      Ridgeline: Rural  
Request of Greg Ravatt, architect for the owner, Phillip Stephen to consider Case No. 04BAR-00000-00296 for **in-progress conceptual review of a new residence of approximately 4,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 750 cubic yards of cut and approximately 750 cubic yards of fill. The property is a 9.7 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-027, located at **1534 Twin Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 10/29/04 & 3/11/05)
- Project received further conceptual review only, no action was taken. Applicant to resubmit for preliminary approval. The following comments were made by the Board of Architectural Review members present for the project:**
- COMMENTS:**  
**Greg Ravatt recused himself.**
- BAR Comments**
- **BAR supports design direction.**
  - **Return for preliminary.**

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

16. **01BAR-00001-00254**                      **Montecito Ranch Estates Landscaping**                      **Summerland**  
02IMPC-00000-00002 (Alice Daly, Planner)                      Ridgeline: Urban  
Request of Alissa Greenwalt, agent for the owner, Patrick M. Nesbitt, to consider Case No. 01BAR-00001-00254 for **conceptual review/preliminary/final approval for revisions of landscaping along Via Real within County right of way.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 46.44 acre parcel zoned RR-5 and shown as Assessor's Parcel Numbers 005-210-061 & 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District. (Continued from 11/30/01, 1/18/02, 2/15/03, 11/19/04)
- Project received 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:**  
**Applicant presentation of proposed changes.**  
**Public Comments:**  
**Summerland BAR findings include: (1) Maximizing open space and view corridors, and (2) Native, low water use plants preferred.**
- BAR Comments**
- a. **Viewshed is really important because of mountains. Concerned about layers of barriers between public circulation and estates. These features are not typical of Summerland.**

- b. **Previously approved landscape plan is loose, appropriate to site. New myoporum hedge and cypress trees do not work with earlier plan, will block views. Proposed trees fight approved plan design.**
- c. **Landscaping should not block mountain views as seen from public areas. Oaks and sycamores instead of cypress would be more open and lacy - beautiful and more appropriate to rural setting. More open trees would mitigate over-built feel of architecture. Cypress are not in keeping with rural feel.**
- d. **There was no indication on previous reviews that these changes would be proposed. Applicant is now asking for approval of something already there. That these elements were not part of previous plan puts BAR in a difficult situation.**
- e. **BAR would like to be shown evidence that hedge screen was part of the original BAR approved planting plan for the earliest Nesbitt project.**
- f. **Continued to 7/15/05 hearing.**

**17.      03BAR-00000-00010                      Rasmussen New Residence                      Summerland**  
**03CDP-00000-00005 (Dick Kentro, Planner)                      Ridgeline: Urban**

Request of Carl Schneider, architect for the owners, Jon and Gayle Rasmussen, to consider Case No. 03BAR-00000-00010 for **preliminary approval of a new residence of approximately 2,208 square feet with a 42 foot driveway bridge from the road to the parking level on the roof.** No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 5,975 square foot parcel zoned R-2 and shown as Assessor's Parcel Number 005-152-033, located at **2435 Golden Gate Avenue** in the Summerland area, First Supervisorial District. (Continued from 3/7/03, 4/25/03 & 5/23/03 & 6/6/03 & 8/22/03 & 12/05/03 & 6/25/04 & 1/14/05)

**ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 7 to 0 (Dole and King absent) to grant preliminary approval of 03BAR-00000-00010. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Planner: without final grading plan, P&D cannot verify height and other factors. Variance: at this point, none required.**

**Public comments:**

**Tom Evans:**

**Fill should be made as natural as possible. Grading could drop several feet in a few places. More articulation to building, window pop-outs, would improve design. Better rail design needed. More native plants. Plan could work with assignment.**

**Jeff O'Neill:**

**Only house in Summerland with no street presence. Car would be on roof. Summerland board would have given height exemption if it were possible. Ban against any variance for height makes no one happy. Some trees may be in public right-of-way, not allowed.**

**BAR Comments:**

- a. **Lack of ability to grant height variance limits options. Design results from unintended consequences of Community Plan height limit.**
- b. **Design a bit awkward. Possible to work in a small sloped roof?**
- c. **Adding an outdoor fireplace or interesting screen on the street façade, or a stairwell covering, would introduce a vertical element and help create street presence.**
- d. **Landscaping would make rooftop area more of an outdoor room.**
- e. **BAR supports use of more native plants. No hedge.**
- f. **Bamboo should be less than 10', clumping.**
- g. **Preliminary approval.**

- 18. 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 **preliminary approval of a new residence of approximately 7,324 square feet with an attached garage of approximately 640 square feet, a detached garage of approximately 621 square feet with an attached office structure of approximately 324 square feet, a cabana of approximately 400 square feet and a pool. A second residential unit of approximately 1,000 square feet is included in the plans but is not subject to BAR review.** No structures currently exist on the parcel. The proposed project will require approximately 1,741 cubic yards of cut and approximately 3,699 cubic yards of 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)
- ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole King and Miller-Fisher absent) to grant preliminary approval of 05BAR-00000-00016. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**  
**Planner: Septic system location has not been determined.**
- Public comment:**  
**Noling letter, 6/3/05, voicing concern about lost trees, property boundary dispute.**
- BAR Comments:**
- **BAR likes window glazing as shown in model (not shown on plans).**
  - **A little more development of elevation and massing is needed. Detailing will help.**
  - **Preliminary approval.**
- 19. 05BAR-00000-00113 Wernet Residence Addition and New Garage Toro Canyon**  
05LUP-00000-00497 (Lisa Hosale, Planner) Ridgeline: N/A
- Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Wernet, to consider Case No. 05BAR-00000-00113 for **conceptual review of an existing garage conversion to habitable space of approximately 430 square feet and new detached garage of approximately 528 square feet with a new trellis atop new garage.** The following structures currently exist on the parcel: a residence of approximately 2,927 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-005, located at **3035 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- **BAR is comfortable with design.**
  - **Does rooftop trellis count toward height requirements? Planner to verify.**
  - **Return for preliminary/final.**
- 20. 05BAR-00000-00117 Severy New Residence Toro Canyon**  
05LUP-00000-00493 (Adrienne Domas, Planner) Ridgeline: N/A
- Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00117 for **conceptual review of a new residence of approximately 3,268 square feet and garage of approximately 968 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 1.65 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-067, located at **2882 East Valley Road** in the Toro Canyon area, First Supervisorial District.

**Project received 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:**

- **Elevation has almost tract-like appearance. Not enough attention has been paid to rear elevation.**
- **Design does not show clear inspiration.**
- **Attention to detail, more development of rear elevation needed.**

**21. 05BAR-00000-00119 Freeman Residence Addition Toro Canyon**  
05CDP-00000-00034 (Lisa Martin, Planner) Ridgeline: N/A

Request of David Heidelberger, architect for the owners, Michael and Jessica Freeman, to consider Case No. 05BAR-00000-00119 for **conceptual review of a residence addition of approximately 1,738 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,643 square feet. The proposed project will not require grading. The property is a .55 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-001, located at **3139 Serena Avenue** in the Toro Canyon area, First Supervisorial District.

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

**COMMENTS:**

- **If applicant prefers stucco siding, show stucco on plans.**
- **Show actual grade on elevation drawings.**
- **Return for preliminary/final with details and colors.**

**22. 05BAR-00000-00123 Frampton Residence Addition and Remodel Toro Canyon**  
Ridgeline: N/A

Request of Robert Senn, architect for the owner, Kevin Frampton to consider Case No. 05BAR-00000-00123 for **conceptual review of a residential addition of approximately 210 square feet, conversion of an existing covered entry porch of approximately 270 square feet to interior space and an existing workshop of approximately 780 square feet to be converted to habitable space.** The following structures currently exist on the parcel: a residence of approximately 5,484 square feet, a garage/workshop of approximately 2,340 square feet and guest house of approximately 1,836 square feet. The proposed project will require no grading. The property is a 10.53 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District.

**Project received 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:**

**Disclosure: Robin Donaldson visited site with applicant.**

**BAR Comments:**

- **Very difficult design problem presented by existing residence. Consider contemporary minimalist/cubist direction instead of neo-classical? Neo-classical direction is very risky. Unless proportions are not just right, neo-classical retrofit will not be successful.**
- **Current design is not fully worked out. Restudy.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Bethany Clough, and carried by a vote of 6 to 0 (Kathryn Dole, James King and Kris Miller-Fisher absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 24, 2004 in the St. Mark's in the Valley Episcopal Church, 2905 Nojoqui Street, Los Olivos, CA 93441..*

Meeting adjourned at 4:40 P.M.