



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of June 20, 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 9:28 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	
Steve Willson	
Anita Hodosy	SBAR Secretary
Peter Imhof	Supervising Planner

COMMITTEE MEMBERS ABSENT: Glen Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: *None.*

II. AGENDA STATUS REPORT: Romano moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Gray, Morris and Willson absent) to:

- Continue Item C-1 08BAR-00000-00039 Kahn New Residence to the meeting of July 25 at the request of the applicant.
- Drop Item C-3 06BAR-00000-00147 Summerland Inn Four Hotel Wall Signs from the agenda at the request of Planning and Development.
- Drop Item 2 05BAR-00000-00059 Paradise Ivy New Mixed-Use Building from the agenda at the request of the applicant.
- Continue Item # 8 08BAR-00000-00030 Cherot Reconstructed and Remodeled Residence to the meeting of July 25, 2008 at the request of the applicant.
- Drop Item #12 07BAR-00000-00107 Mandell Demolition/New Residence form the agenda at the request of the applicant and Planning and Development.
- Withdraw Item #18 08BAR-00000-00096 Barrett As-Built Deck and Retaining Wall from the agenda at the request of Planning Development.

III. MINUTES: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Morris absent) to approve the Minutes of June 13, 2008.

IV. CONSENT AGENDA:

- C-1. 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 **final approval on consent 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 & 6/06/08)
- ACTION: Romano moved, seconded by Rivera and carried by a vote of 6 to 0 (Morris absent) to continue 08BAR-00000-00039 to the meeting of July 11, 2008 at the request of the applicant.**
- C-2. 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 **final approval on consent of residence demolition and rebuild of approximately 2,665 square feet single family residence, conversion of an existing 1,0790 square foot garage/utility room to habitable space, 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 & 6/06/08)
- ACTION: Romano moved, seconded by Rivera and carried by a vote of 6 to 0 (Morris absent) to grant final approval on consent of 08BAR-00000-00032.**
- C-3. 06BAR-00000-00147 Summerland Inn Four 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 **preliminary/final approval on consent of three hotel signs of approximately 1) 3 square feet, 2) 8.5 square feet, 3) 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 & 6/06/06)
- ACTION: Romano moved, seconded by Rivera and carried by a vote of 6 to 0 (Morris absent) to drop 06BAR-00000-00147 from the agenda at the request of Planning and Development.**

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

Jeremy Roberts was contacted by Tom Meaney in regards to the jurisdiction of the La Romana/ San Antonio Creek Homeowners Association which consists of only one member who also owns the adjacent properties. BAR review is independent with no purview over HOA. Projects requiring HOA approval are still subject to BAR review and approval.

VI. STAFF UPDATE:

- P&D budget approved by BOS. Requested fee increases not included.
- Review of conflict of interest rules per Chair request.
- New plan submittal timing rules reviewed.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 04BAR-00000-00147 St. Athanasius Orthodox Church Goleta

01CUP-00000-00152, 07ZCI-00000-00083 (Alex Tuttle, Planner)**Jurisdiction: Hollister Ave.**
Request of Jonathan Leech, Dudek and Associates, agent for the owner, St. Athanasius, to consider Case No. 04BAR-00000-00147 for **final approval of a 4.6 acre church complex consisting of four structures totaling approximately 26,921 square feet; a one story temple of approximately 8,448 square feet, a one story chapel of approximately 753 square feet, a one story fellowship hall of 14,227 square feet and a one story administration building of approximately 3,493 square feet.** No structures currently exist on the parcel. The proposed project is on a level parcel and will require minimal grading. The property is a 21.75 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 071-140-072, located at **5441 Hollister Avenue** in the Goleta area, Second District. (Continued from 8/13/04, 3/11/05, 7/20/07, 9/07/07, 1/18/08 & 2/29/08)

COMMENTS:

- a. **Beautiful project.**
- b. **Wall sconce lighting acceptable, with alabaster (opalescent) glass.**
- c. **Paving Medallions colors are beautiful. Be careful with concrete scoring.**
- d. **Roof Tile: U.S. tile finish has a very manufactured texture and appearance. Consider other vendors with more handmade feel and textured finish. Use two piece tile rather than S-Tile.**
- e. **Project phasing: interim landscape plan should indicate that hydro-seeded areas will include irrigation. Phasing plan acceptable.**
- f. **BAR prefers bronze door color.**
- g. **Base and accent colors should be less orange, more brown. Approved Colors: Base: "Afternoon Tea" ICI 323; Field "Classic Ivory" ICI 547; Trim "Basketry" ICI 519. Samples should be made on site. If applicant feels colors approved by BAR are inappropriate, applicant shall return for revised final with new colors.**
- h. **Plaster texture should have Old World, hand-troweled feel, not stock sand finish.**
- i. **Single, targeted LED uplight on all crosses acceptable.**
- j. **Fence around detention basin undesirable. Applicant Engineer stated the option to relocate to other side of parking area was not possible.**

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to continue 04BAR-00000-00147 to final approval on consent with roof material. Project will return on July 11, 2008.

2. 05BAR-00000-00059 Paradise Ivy New Mixed-Use Building Isla Vista

05DVP-00000-00027 (Errin Briggs, Planner) **Jurisdiction: C-2 Zone**
Request of Karl Kras, architect for the owner, Paradise Ivy New LLC, to consider Case No. 05BAR-00000-00059 for **final approval of a 3+ story mixed-use building of approximately 19,160 net square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 4/15/05, 5/27/05, 7/08/05, 3/02/07 & 3/14/08 & 4/25/08)

ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Gray, Morris and Willson absent) to drop 05BAR-00000-00059 from the agenda at the request of the applicant. See Agenda Status Report.

3. **08BAR-00000-00092 Tomra Recycling Center Isla Vista**
08CDP-00000-00053 (Jim Heaton, Planner) **Jurisdiction: DVP**
Request of Peter Margolis, agent for the owner, Lee Johnson, to consider Case No. 08BAR-00000-00092 for **conceptual review of a recycle center of approximately 272 square feet**. The following structures currently exist on the parcel: no structures exist on existing lot of retail business. The proposed project will not require grading. The property is a .32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-013, located at **939 Embarcadero** in the Isla Vista area, Third Supervisorial District.
COMMENTS:
- **Landscape screening along property lines needed on both side and rear.**
 - **Make as customer friendly as possible with table, umbrella and place for customers to sit.**
 - **Add potted plants, vines – anything possible to dress-up appearance and humanize.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent.**
4. **07BAR-00000-00224 Taub Single Family Dwelling Santa Barbara**
08ZCI-00000-00011 (Seth Shank, Planner) **Jurisdiction: Design Overlay**
Request of Ken Taub, architect and owner, to consider Case No. 07BAR-00000-00224 for **preliminary/final approval of a residence with two garages of approximately 4,696 total square feet**. The lot is currently vacant. The proposed project will require approximately 210 cubic yards of cut and approximately 210 cubic yards of fill. The property is a 0.55 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-018, located at **1290 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/21/07 & 4/11/08)
COMMENTS:
- **Thicken all exterior walls that have doors and windows.**
 - **Need irrigation plan for drought tolerant shrubs.**
 - **Concrete color should be less peachy, more brown, matching Cherokee sandstone.**
- ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Morris absent) to grant preliminary approval of 07BAR-00000-00224. Applicant to return for final approval on consent at the July 11, 2008 meeting.**
5. **08BAR-00000-00073 Sorenson Residence Addition and New Garage Santa Barbara**
08LUP-00000-00145 (Jim Heaton, Planner) **Jurisdiction: Goleta**
Request of John Beauchamp, architect for the owners, Mark and Kelly Sorenson, to consider Case No. 08BAR-00000-00073 for **preliminary/final approval of demolition of a garage of approximately 499 square feet replaced by a residence addition of approximately 685 square feet and demolition of a garage of approximately 568 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,556 square feet and garage of approximately 499 square feet. The proposed project will require approximately 145 cubic yards of cut and no fill. The property is a 10,541 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-224-006, located at **4895 La Gama Way** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/25/08)
COMMENTS:
No further comments were made by the Board of Architectural Review members present for this project.
- ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Morris absent) to grant preliminary/final approval of 08BAR-00000-00073.**
6. **08BAR-00000-00119 Hollstien/Burks New Barn Goleta**
08 LUP-00000-00241 (Jim Heaton, Planner) **Jurisdiction: Goleta**
Request of Eric Swenumson, agent for the owners, Steve Hollstien and Dorren Burks, to consider Case No. 08BAR-00000-00119 for **conceptual review of a new barn of approximately 2,160 square feet**. No structures currently exist on the parcel. The proposed project will require no cut and approximately 340 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-050, located at **1390 N. Fairview Avenue** in the Goleta area, Second Supervisorial District.

COMMENT:

- Design is acceptable.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent at the meeting of July 11, 2008.

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **08BAR-00000-00125 Morrison/Wise Residence Addition Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**

Request of David Gatson, agent for the owners, Ashley Morrison and Eric Wise, to consider Case No. 08BAR-00000-00125 for **conceptual review of second story residence addition of approximately 2,320 square feet, new garage of approximately 578 square feet, tower entry and deck.** The following structures currently exist on the parcel: a single story residence of approximately 926 square feet and deck. The proposed project will require approximately 7 cubic yards of cut and fill. The property is a 1,800 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-340-018, located at **747 Hope Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Project is on the edge of the Eastern Goleta Valley Design Guidelines. Guidelines do not allow either side-loading two-story components or blank window faces.**
- The two-story addition, tower and existing one story element do not integrate well. Project does not read as one structure. Tower does not work in current design.**
- SBAR cannot support project as currently designed. Design does not work. Proportions are off and out of balance and do not reflect the Eastern Goleta Valley Design Guidelines. Feels lopsided.**
- Second story element should be centered. Lack of windows on front elevation of addition does not work.**
- House must work with neighborhood context. Bring photos of neighborhood to show context.**
- House must be designed cohesively and based on a single architectural style.**
- Utilize and refer to the Eastern Goleta Valley Design Guidelines.**
- Look at drainage alternatives to concrete swale.**

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

8. **08BAR-00000-00030 Cherot Reconstructed and Remodeled Residence Hope Ranch**
08CDP-00000-00040 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**

Request of James Bell, architect for the owner, Thornton E. Cherot, to consider Case No. 08BAR-00000-00030 for **further preliminary approval of residence remodel of approximately 3,117 and reconstruction of approximately 2,393 square feet – rebuild after fire.** The following structures currently exist on the parcel: a residence of approximately 5,426 square feet and pool house of approximately 455 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.06 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-021, located at **1480 Cantera Way** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/14/08 & 5/23/08)

ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Gray, Morris and Willson absent) to continue 08BAR-00000-00030 to the meeting of July 25, 2008 at the request of the applicant. See Agenda Status Report.

9. 08BAR-00000-00067 Burks New Residence Mission Canyon
08LUP-00000-00133, (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**

Request of David and Mary Burks, owners, to consider Case No. 08BAR-00000-00067 for **final approval for exterior and interior alterations to a permitted single family dwelling consisting of approximately 2,650 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot basement garage. Changes include a revised floor plan, doors, windows and chimneys.** No structures currently exist on the parcel. No additional grading is proposed. 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 **1449 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, 06/02/06, 7/14/06, 10/06/06, 10/27/06 & 12/08/06 & 4/25/08)

No further comments were made by the Board of Architectural Review members present for this project.

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Morris absent) to grant final approval of 08BAR-00000-00067.

10. 08BAR-00000-00036 "The Loop" New Mixed Use Building Isla Vista
08CNS-00000-00005 (Errin Briggs, Planner) **Jurisdiction: DVP**

Request of D3 Partners, developers, to consider 08BAR-00000-00036 **for further conceptual review of a development application for a mixed use building of approximately 30,000 square feet in the Isla Vista Redevelopment area consisting of approximately 5,000 square feet of community serving commercial space on the ground floor. Upper levels will consist of approximately 40 studio units (approximately 500 square feet each) and 4 two bedroom units (approximately 1,000 square feet each). Approximately 25 parking spaces to be provided onsite, tucked under the building. Affordable units will be provided in accordance with the recently adopted Isla Vista Master Plan. Project will pursue certification under the County Innovative Building Program.** The proposed project will require less than 50 cubic yards of grading. The property consists of two parcels of approximately 0.11 acres and approximately 0.26 acres in size and is shown as Assessor's Parcel Numbers 075-173-003 and 075-173-026, located at **6533 and 6539 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 2/29/08)

COMMENTS:

- a. **Strong positive comments on design direction, material choices.**
- b. **Breaking up building into elements and placement of entrance and elevator are successful.**
- c. **SBAR appreciates the tower form. Could possibly make tower even more pronounced.**
- d. **Lowering one element of massing (building component closest to UCSB) to achieve more undulation in height was suggested by one member.**
- e. **Need to better anchor floating horizontal mass on front façade suggested by one member.**
- f. **Mural idea works.**
- g. **Pebble roof area could work as ornamental roof garden with plants hanging over edge. This approach might work better than other alternatives discussed: green roofs or community gardens.**
- h. **Creativity applied to architecture should be extended to streetscape in front of structure. Create building related outdoor uses: two sided landscaping and places for people to sit.**
- i. **Specify materials/fixtures for landscaping. Pervious paving should integrate well with surface in ROW approved by Public Works. It is more important to make street frontage exciting and inviting than to achieve token permeability.**
- j. **Address retention of trees along southern property boundary. Utilize grade beams for boundary walls or fencing if necessary to protect trees.**
- k. **Parking area/space in front of building is problematic. May not work with vehicle access. Restudy. Consider moving trash storage to front of site in enclosure area.**

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

11. 07BAR-00000-00117 Starr New Residence Mission Canyon
07LUP-00000-00302 (Sarah Clark, Planner) Jurisdiction: Mission

Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **further conceptual review of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/10/07, 9/21/07, 11/02/07 & 12/14/07 & 2/15/08 & 3/28/08)

COMMENTS:

- a. Trellis option is preferable.
- b. Three openings would be better than two on rear façade, e.g. place entrance door center bay.
- c. Two piece tile preferable to S-Tile, at least along eaves.
- d. Option A is preferable option for massing.
- e. Make window design consistent (all double hung or all casement). Casement windows are preferable.

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

12. 07BAR-00000-00107 Mandell Demolition/New Residence Mission Canyon
07LUP-00000-00745 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural

Request of Robert Mehl, architect for the owners, Shems and Cornelia Mandell, to consider Case No. 07BAR-00000-00107 for **preliminary/final approval of a demolition of existing residence and construction of new residence of approximately 1,800 square feet, conversion of a garden shed to be a 438 square foot guest house with a 217 square foot balcony, a 314 square foot yurt to be used as a dance studio, and a new 600 square foot swimming pool with a 1,375 square foot patio.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and three garden sheds of approximately 438, 155 and 101 square feet. The proposed project will require approximately 300 to 500 cubic yards of cut and no fill. The property is a 1.98 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-270-020 located at **1530 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 6/08/07 & 11/30/07 & 5/9/08)

ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Gray, Morris and Willson absent) to drop 07BAR-00000-00107 from the agenda at the request of the applicant. See Agenda Status Report.

13. 07BAR-00000-00320 Lindsey Residence Addition Santa Barbara
07LUP-00000-00679 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Urban

Request of Steve Lindsey, owner, to consider Case No. 07BAR-00000-00320 for **further conceptual review/preliminary approval of a third-story residence addition of approximately 239 square feet exterior remodeling, and a new detached one-car garage of approximately 240 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,544 square feet. The proposed project will not require grading. The property is a 6,360 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-026, located at **2965 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/18/08 & 4/25/08)

COMMENTS:

- a. Design shows some improvements. However, still many in existing congruencies, e.g. different railings.
- b. East elevation improved. Front and west elevations acceptable. South elevation post spacing does not work. Create rhythms so that column spacing works better.
- c. BAR liked previously proposed trellis. It was not necessary to remove from design. BAR supports including trellis.

- d. **Balcony and railing detail needed. Wood railing may not be substantial enough. Show all railings. Bring railings all the way across facades.**
- e. **Previous chimney design preferred.**
- f. **Address stairwell at south and east elevations.**
- g. **Bring photos with views of structure from offsite as previously requested so that impact of 3rd story can be assessed.**

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

14. 08BAR-00000-00115 Atterbury Demolition/New Residence Hope Ranch

(No Assigned Planner)

Jurisdiction: Ridgeline - Urban

Request of Bob Easton architect for the owners, Harry and Wendy Atterbury, to consider Case No. 08BAR-00000-00115 for **conceptual review of a new residence of approximately 4,282 square feet, three car garage of approximately 790 square feet and cabana of approximately 410 square feet.** The following structures currently exist on the parcel: existing residence and attached garage to be demolished of approximately 1,857 square feet. The proposed project will require approximately 659 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 063-096-006, located at **1050 Monte Drive** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- a. **Nice, simple design appropriate for Hope Ranch area.**
- b. **Resolve oak tree issue with P&D as soon as possible. One member is not concerned with removal of oak tree, which is not particularly attractive. If not possible to save two smaller oaks, box and move elsewhere onsite. Extend oak woodland onto property.**
- c. **SBAR could support Modification in interest of good design recognizing length of front yard setback.**
- d. **Possible to provide information on what other modifications have been granted in this area?**
- e. **House design could be stepped. Site design could work better with topography.**
- f. **Individual site visits needed to see story poles. Coordinate with Hope Ranch review.**
- g. **Applicant to alert BAR when story poles are up for informal site visits.**

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

15. 08BAR-00000-00117 Strachan Residence Additions & Garage Conversion Hope Ranch

08MOD-00000-00007 (J. Ritterbeck, Planner)

Jurisdiction: Modification

Request of Mark Wienke, architect for the owners, Robert and Jennifer Strachan, to consider Case No. 08BAR-00000-00117 for **conceptual review of a residence addition of approximately 90 square feet to the master bed/bath, new covered porches of approximately 635 square feet (covered front porch is the subject of a Modification 08MOD-00000-00007), new detached shed of approximately 190 square feet and addition of approximately 230 square feet to an existing attached garage and the conversion of a 550 square foot detached garage of approximately 500 square foot guesthouse with 50 square feet of trash/recycling storage space.** The following structures currently exist on the parcel: a residence of approximately 2,655 square feet and detached garage of approximately 550 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.17 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-092-011, located at **955 Camino Medio** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- **Modification supported in interest of good design.**
- **Separate out guest parking, e.g., by means of different paving, so it disappears and does not appear as an expanse of paving.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final on consent at the meeting of July 11, 2008.

16. 05BAR-00000-00282 Claus LLC Mixed-Use Toro Canyon
07TRM-00000-00002, 07DVP-00000-00002 (Nicole Mashore, Planner) Jurisdiction: DVP

Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **preliminary/final approval of a mixed-use building consisting of commercial use of approximately 4,718 square feet with 2,260 square feet of commercial porch/deck and 400 square feet of commercial covered parking and residential use of approximately 5,140 square feet with 695 square feet of residential balcony and 1,009 square feet of residential covered parking. The following structures currently exist on the parcel: an industrial building used as a retail showroom of approximately 1,100 square feet to be demolished. Project also included the demolition of existing paving.** The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 17,127 square foot parcel zoned C-1 and shown as Assessor's Parcel Numbers 005-450-002, 005-450-001 and 005-450-003 located at 3717 Santa Claus Lane in the Carpinteria area, First Supervisorial District. (Continued from 12/02/05, 5/19/06, 7/21/06 & 11/16/07)

COMMENTS:

- **Suggest rail fencing with non-climb wire rather than hedge where cars park as an option for creating view transparency.**
- **Appreciate tree placement to protect and preserve public ocean views.**
- **Escalonia maybe out of place and too tall. Verify species.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Morris absent) to grant preliminary approval of 05BAR-00000-00282.

17. 08BAR-00000-00093 3282 Beach Club Trust Carpinteria
08CDH-00000-00014/08CDP-00000-00055 (Erin Briggs, Planner) Jurisdiction: Toro
08CUP-00000-00027/08LUP-00000-00211

Request of Michael Lilly, agent for the owner, Timothy Hocter, Trustee of the 3283 Beach Club Drive Family Trust, to consider Case No. 08BAR-00000-00093 for **conceptual review of a residential remodel and addition totaling approximately 1,500 square feet and watchman's trailer with loft of approximately 798 square feet. (Also included but not for SBAR review a detached residential second unit of approximately 1,118 square feet.)** The following structures currently exist on the parcel: a gazebo of approximately 468 square feet, temporary metal storage containers totaling 1,829 square feet, detached garage with attached carport and accessory structure of approximately 1,267 square feet and miscellaneous structures including a tree house and free standing wood deck. The proposed project will not require grading. The property is a 17.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-009, located at **2825** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- **If watchman trailer's location is moved elsewhere on site, SBAR must re-review.**
- **Show future second location of watchman's trailer on plan.**

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

18. 08BAR-00000-00096 Barrett As-Built Deck and Retaining Wall Summerland
08CDP-00000-00056 (Seth Shank, Planner) Jurisdiction: Summerland

Request of Jason Grant, agent for the owner, Ellwood Barrett, to consider Case No. 08BAR-00000-00096 for **conceptual review of an as-built front deck of approximately 341 square feet and rear retaining wall of approximately 61 linear feet.** The following structures currently exist on the parcel: a residence of approximately 820 square feet with attached garage of approximately 230 square feet. The proposed project will require approximately 8 cubic yards of cut and fill. The property is a 2,975 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 005-122-042, located at **2196 Hardinge Street** in the Summerland area, First Supervisorial District.

ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Gray, Morris and Willson absent to withdraw 08BAR-00000-00096 from the agenda at the request of Planning and Development.

19. 08BAR-00000-00098 Woodcock Residence Additions Toro Canyon
(No Assigned Planner) **Jurisdiction: Toro**

Request of Michelle McToldridge, architect for the owner, Linda Woodcock, to consider Case No. 08BAR-00000-00098 for **conceptual review of residence addition of approximately 600 square feet, storage of approximately 290 square feet and addition to garage of approximately 260 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,900 square feet, detached garage of 460 square feet and cabana/pool house of approximately 540 square feet. The proposed project will require approximately 40 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-041, located at **2932 Torito Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Positive comments. SBAR supports project.**
- b. **West elevation seems to be forced. Possible to shift fireplace? Consider large window at end of west elevation as alternative. Arched windows flanking fireplace do not work. Consider square top transom windows or French doors.**
- c. **Move corner window farther from corner.**
- d. **Reduce asphalt surface even more, if possible. Consider chip seal surface.**
- e. **Return with planner memo, details, lighting plan, color board and landscape plan.**

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

20. 08BAR-00000-00121 Demachkie Residence Addition Toro Canyon
(No Assigned Planner) **Jurisdiction: Toro**

Request of Dennis Allison, architect for the owners, Sam and Caroline Demachkie, to consider Case No. 08BAR-00000-00121 for **conceptual review of a residence addition of approximately 852 square feet.** The following structures currently exist on the parcel: residence of approximately 1,397 square feet and garage of approximately 230 square feet. The proposed project will require approximately 6 cubic yards of cut and fill. The property is a 53,143 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-052, located at **2828 E. Valley Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- **SBAR supports project with positive comments.**
- **Clean solution. However, porch is lost. Is it possible to extend wall to retain porch?**
- **Return with fixtures and lighting plan.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Martha Gray, and carried by a vote of 6to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, July 11, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:15 P.M.