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

COMMITTEE MEMBERS PRESENT:
Jeremy Roberts Chair
Chris Roberts Vice Chair
Robin Donaldson
Valerie Froscher
Pamela Ferguson Ettinger
Martha Gray
Laurie Romano
Anita Hodosy BAR Secretary
Michelle Gibbs Planner III

COMMITTEE MEMBERS ABSENT: Pamela Ferguson-Ettinger

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Froscher moved, seconded by Romano and carried by a vote of 6 to 0 (Ferguson-Ettinger absent) to:
- Continue Item No. C-1 06BAR-00000-00158 Swanson Retaining Wall to the meeting of July 6, 2007 at the request of the applicant.
- Continue Item No. 9 07BAR-00000-00136 Bruner Residence Addition, Garage and Guest House to the meeting of July 20, 2007 at the request of the applicant.

III. MINUTES: Gray moved, seconded by Froscher and carried by a vote of 5 to 1 (Ferguson-Ettinger absent, Donaldson abstains) to approve the Minutes of June 8, 2007.
IV. CONSENT AGENDA:

C-1. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara
06EMP-00000-00003 (Dan Gullet, Planner) Jurisdiction: Ridgeline - Rural
Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for final approval on consent of tieback and grade beam retaining wall of approximately 25 feet in height and 100 square feet in length and landscape plan. The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of approximately 256 square feet and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor’s Parcel Number 153-100-018, located at 5597 W. Camino Cielo in the Santa Barbara area, Second Supervisorial District. (Continued from 10/06/06, 5/11/07 & 5/25/07)

ACTION: Froscher moved, seconded by Roma and carried by a vote of 6 to 0 (Ferguson-Ettinger absent) to continue 06BAR-00000-00158 to the meeting of July 7, 2007 at the request of the applicant. See Agenda Report.

C-2. 07BAR-00000-00004 Young Residence Addition Goleta
07LUP-00000-00268 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Rural
Request of Dennis Thompson, architect for the owner, David Young, to consider Case No. 07BAR-00000-00004 for final approval on consent of residential remodel and addition of approximately 443 square feet, including a new standing seam metal roof. The following structures currently exist on the parcel: a residence of approximately 1,937 square feet and carport of approximately 357 square feet. The proposed project will not require grading. The property is a 16,373 square foot parcel zoned 20-R-1 and shown as Assessor’s Parcel Number 069-042-001, located at 5997 Cuesta Verde in the Goleta area, Second Supervisorial District. (Continued from 2/09/07 & 5/25/07)

ACTION: Froscher moved, seconded by Romano and carried by a vote of 6 to 0 (Ferguson-Ettinger absent) to grant final approval on consent of 07BAR-00000-00004.

C-3. 03BAR-00000-00228 St. George Addition & Conversion to 4 Unit Apartment/Condo Complex Isla Vista
05CDP-00000-00001-00115 (Errin Briggs, Planner) Jurisdiction: DVP
Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 03BAR-00000-00228 for revised final approval on consent for exterior paint color, replace a pair of doors with a window, remove one pair of doors and decrease the size of the balcony on the northern elevation and replace a pair of doors with a window on the eastern elevation. Previously approval was granted for an addition of approximately 2,226 square feet to an existing residence, including the conversion of a garage of approximately 455 square feet to habitable space and conversion of the resulting residence to a 4 unit apt/condo complex. The following structures currently exist on the parcel: a residence of approximately 1,498 square feet and garage of approximately 455 square feet. The proposed project will not require grading. The property is a 11,303 square foot parcel zoned SR-M-18 and shown as Assessor’s Parcel Number 075-212-035, located at 6554 Del Playa in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/03 & 2/13/04 & 1/27/06 & 5/19/06)

ACTION: Froscher moved, seconded by Romano and carried by a vote of 6 to 0 (Ferguson-Ettinger absent) to grant revised final approval on consent of 03BAR-00000-00228.
C-4. **07BAR-00000-00059 Williams Residence Addition/Remodel** Goleta

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<th>Jurisdiction: Goleta</th>
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<td>07LUP-00000-00192 (Lisa Martin, Planner)</td>
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Request of Tom Smith, architect for the owners, Jon and Julie Williams, to consider Case No. 07BAR-00000-00059 for **final approval on consent of a residence addition of approximately 719 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,292.5 square feet and guest house of approximately 390 square feet. The proposed project will not require grading. The property is a 21,275 square foot parcel zoned 20-R-1 and shown as Assessor’s Parcel Number 069-041-003, located at **1144 N. Fairview** in the Goleta area, Second Supervisorial District. **(Continued for 4/13/07 & 6/08/07)**

**ACTION:** Froscher moved, seconded by Roma and carried by a vote of 6 to 0 (Ferguson-Ettinger absent) to grant final approval on consent of 07BAR-00000-00059.

C-5. **07BAR-00000-00075 Kadiva Creative Signage** Goleta

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<th>Jurisdiction: Sign Ordinance</th>
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<td>07LUP-00000-00286(Amy Trester, Planner)</td>
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Request of Mark Stienecker, agent for the owner, Christine Kesig, to consider Case No. 07BAR-00000-00075 for **preliminary/final approval on consent of a sign approximately 9 feet square (36” x 36”).** The following structures currently exist on the parcel: a commercial building of approximately 4,788 square feet. The proposed project will not require grading. The property is zoned C-3 and shown as Assessor’s Parcel Number 061-100-007, located at **4223 State Street** in the Goleta area, Second Supervisorial District. **(Continued from 4/27/06 & 6/08/07)**

**ACTION:** Froscher moved, seconded by Roma and carried by a vote of 6 to 0 (Ferguson-Ettinger absent) to grant final approval on consent of 07BAR-00000-00075.

C-6. **07BAR-00000-00083 Kraus Water Tanks** Carpinteria

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<td>06CDP-00000-00095 (Jim Heaton, Planner)</td>
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Request of Robert Foley, agent for the owner, Ken Kraus, to consider Case No. 07BAR-00000-00083 for **preliminary/final approval on consent of four 6.5 feet tall 5,000 gallon water tanks of approximately 1,600 square feet.** The following structures currently exist on the parcel: a single family residence and an agricultural workshop/office are proposed under a separate permit. The proposed project will not require grading. The property is an 11.73 acre parcel zoned AG-I-10 and shown as Assessor’s Parcel Number 155-180-084, located at **4466 Foothill Road** in the Carpinteria area, First Supervisorial District. **(Continued from 5/11/07 & 6/8/07)**

**ACTION:** Froscher moved, seconded by Roma and carried by a vote of 6 to 0 (Ferguson-Ettinger absent) to grant preliminary/final approval on consent of 07BAR-00000-00083.

V. **BAR MEMBERS INFORMATIONAL BRIEFINGS:**

1. It was discussed whether applicants or agents need to be present for their items on the consent agenda or whether SBAR members can approve the plans that are left with Anita. It was determined that an applicant or agent should be present, but is not required to be present. However, an item may be continued if the SBAR has questions and the applicant or agent is not there to answer the questions.

2. It was also discussed that applicants or agents need to bring their own set of plans and photos to the SBAR meetings rather than relying on Anita to supply the plans that were provided to the planner in advance of the meeting. The plans, however, need to match those provided to the planner. Jeremy Roberts will bring this issue up at the next meeting of the BAR chairs.

3. SBAR members also feel that when there are ordinance changes, such as the recent change to the height calculation methodology, there should be more of a grace period for applicants. There are many applicants that were well on their way in the permit process and now are having to redesign their projects or ask for exceptions to the height limit given the recent certification of the new height methodology in the coastal zone.

4. SBAR members asked staff to bring a set of the new checklists being used by MBAR to the next SBAR meeting for an informational briefing.
VI. STAFF UPDATE:

1. Announced that the County’s new height calculation methodology in the coastal zone is now in effect as of June 14, 2007 when the Coastal Commission certified the ordinance amendment.

2. Provided SBAR members with a briefing on the Ballantyne case heard at the Board of Supervisors on Tuesday, June 19, 2007 involving consistency issues with the County’s hillside and watershed protection policies and visual resource policies.

VII. STANDARD AGENDA:

1. Joint SBAR/MCPAC Discussion
   Briefing for Mission Canyon Residential Draft Design Guidelines
   Mission Canyon Comprehensive Planning

The Mission Canyon Area was identified by the Board of Supervisors for the formulation of Residential Design Guidelines and an update to the 1984 Mission Canyon Area Specific Plan. The purpose of the Guidelines is to guide, educate and motivate homeowners, developers and designers to create projects that contribute to community design objectives and provide the tools needed for staff, the South Board of Architectural Review (SBAR) and other decision-makers to properly evaluate development proposals. The proposed Residential Design Guidelines would apply to all new structures, including additions, except for exceptions to design review approval as identified in the County’s Land Use and Development Code.

A draft of the Mission Canyon Residential Design Guidelines was submitted to the SBAR on June 8, 2007. On June 22, 2007, Long Range Planning staff will submit a presentation and solicit SBAR and public input on the draft Guidelines. After the hearing, the draft Design Guidelines will be placed on hold pending the Specific Plan Update. Both documents are scheduled for adoption hearings in Summer 2008.

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

COMMENTS:

Public comments:
Randy Reitz, member of MCPAC:
- Appreciates SBAR’s role of protecting Mission Canyon.
- Mission Canyon does not have CC&R’s like Hope Ranch or its own ordinance like Montecito, therefore, these Design Guidelines will be all that Mission Canyon has to guide the design of future development.
- Still concerned with the influx of 3-car garages, chain-link fences, and small accessory buildings that are exempt from permits (such as those that can be purchased at Home Depot or “blue-tarp” garages), that are inappropriate for the area, especially on street frontages.
- Concerned with the large amount of on-street parking. It appears that many residents are not parking their vehicles on their property as required by the County’s parking standards.
- There is a scenic corridor along Mission Canyon to the Botanic Garden with historic stone walls that deserve special protection.
- Cautions the County not to be too quick to rely on FARs. Some houses in Mission Canyon with the highest FARs are also the best designed houses in the area.

Ray Smith, member of MCPAC, former President of the Mission Canyon Association:
- State recently released a manifesto stating that land use practices need to be revised to prevent fire risk to structures.
- MCPAC continues to struggle with “big picture” planning issues in Mission Canyon (e.g., drainage, fire protection, sewer) and understands that the County’s Special Problems Committee will be continuing to help address these issues.
- Concerned with protecting the area from mansionization.

Tim Steele:
• Agrees with SBAR that the natural character of Mission Canyon should be formalized in these Guidelines.
• The allowance of 6-foot high walls in the front yard setback in ordinance does not make the area very pedestrian friendly, encourages a bowling alley quality, and exacerbates narrow streets where there is on-street parking. Can the Specific Plan revise setbacks for high walls or modify the height limit for walls in this area?

Barbara Lindaman:
• Some Mission Canyon neighborhoods, such as along Cheltenham Road, are already at their carrying capacity, yet there is an influx of additions in the area.

Tom Simmons, member of the MCPAC:
• Requests that specific guidelines are developed for individual neighborhoods within Mission Canyon.

SBAR COMMENTS:
  a. The document is a great start.
  b. Please use the term “existing grade” where “natural grade” is used in the text to ensure consistency with the zoning ordinance and to minimize confusion.
  c. Please incorporate as many diagrams as possible that distinguish what is desired from what is not desired. These are very useful tools that SBAR can use to show applicants what they are looking for.
  d. It is very important to document the existing character of the various Mission Canyon neighborhoods including the character of the architecture and the natural character of the area as specifically as possible. This is especially important to document this now to set some standards for rebuilding after a fire for example. The natural landforms and habitat define the area aesthetics and should guide site development (boulders, oak trees). The site layout of future projects should work with these natural landforms as much as possible. In addition, the selection of materials and colors should match the textures and colors of the natural landforms to blend with the natural character of the area. Certain existing architectural features, for example existing rock walls, should also be preserved as much as possible.
  e. The Guidelines should consider the impacts of fuel modification on aesthetics and slope stability as well as fire prevention. The Guidelines should recommend balanced practices that result in fire-safe construction that also fits the natural aesthetics of the area and the stability of slopes that are fuel modified. Perhaps projects can receive design review at the same time as projects are reviewed at the Subdivision/Development Review Committee/Special Problems Committee meetings on projects where these multiple issues are present.
  f. The Guidelines should set more specific requirements; for example, the Eastern Goleta Valley Residential Design Guidelines discourages construction of second stories that are greater than 50% of the first floor.
  g. SBAR supports establishing Floor Area Ratios (FARs) but only as guidelines as in Montecito.
  h. Projects are strongly encouraged to go to the Mission Canyon Board of Architectural Review and this should be mentioned in the Guidelines. SBAR respects the review and decision of that Board.
  i. The Specific Plan could establish a Design Overlay, view corridor, and/or a historic district to give the area special protection, for example from installation of structures that are exempt from permits. Also, the Specific Plan should recognize that Mission Canyon has a specific carrying capacity and the zoning must match this.
  j. Life safety concerns should be codified in ordinance and the procedure for rebuilding in the event of a fire should be codified in ordinance. Residents should be required to rebuild consistent with the existing character of the neighborhood, including the existing natural and architectural character.
Isla Vista/Goleta

2. 07BAR-00000-00092  Gerrity Residence Additions  Isla Vista
   07CDP-00000-00038 (J. Ritterbeck, Planner)  Jurisdiction: Coastal

Request of Gray and Gray Architects, architect for the owner, David Gerrity, to consider Case No. 07BAR-00000-00092 for preliminary/final approval of residence addition of approximately 62 square feet and covered porch of approximately 186 square feet. The following structures currently exist on the parcel: a two unit dwelling, approximately 1,121 square feet and 1,512 square feet. The proposed project will not require grading. The property is a 11,258 square foot parcel zoned 7-R-2 and shown as Assessor’s Parcel Number 075-091-003, located at 6773 Estero and 6774 Sueno Road in the Isla Vista area, Third Supervisorial District. (Continued from 5/11/07)

ACTION: C. Roberts moved, seconded by Romano and carried by a vote of 5to 0 (Ferguson-Ettinger absent, Gray steps down due to conflict of interest) to grant preliminary approval of 07BAR-00000-00092. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:
   a. Project will help break up the long wall on the west elevation of the house.
   b. Add at least 3 trees against the fence on the west elevation of the house.
   c. Incorporate more landscaped areas (i.e., grass) to soften the parking area on the south.
   d. Add foundation planting to the south elevation.
   e. Motion: Preliminary approval granted. Return for final on consent in the presence of a landscape architect.

3. 07BAR-00000-00131  Supulveda Residence Addition/New Second Story  Santa Barbara
   07LUP-00000-00340 (Selena Buoni, Planner)  Jurisdiction: Goleta

Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for conceptual review of a residential first floor addition of approximately 623 square feet and second story addition of approximately 800 square feet, balcony of approximately 250 square feet. The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is a 11,700 square foot parcel zoned 10-R-1 and shown as Assessor’s Parcel Number 061-240-021 located at 4133 Vista Clara Road in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:
   a. SBAR review triggered due to the adoption of the Eastern Goleta Valley Residential Design Guidelines. Therefore, project did not have the benefit of conceptual review prior to development of working drawings.
   b. Project is not consistent with the Eastern Goleta Valley Residential Design Guidelines. Please review these.
   c. Proposed style is not appropriate.
   d. Size of the second story is too large and the massing of the second story needs to step back from the first floor.
   e. This is not just an addition, it is essentially a rebuild of the existing house. The style and roofing of the existing house would be completely changed.
   f. Parapet element is not appropriate.
   g. Return for further conceptual.
4. **07BAR-00000-00132**  
*Ruse Partial Residence Demolition/Remodel and New Garage*  
Santa Barbara  
(No Assigned Planner)  
Jurisdiction: Goleta

Request of Carlos Gran, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for conceptual review of partial demolition of approximately 930 square feet and second story deck, proposed new first floor addition of approximately 991 square feet and second floor addition of approximately 839.6 square feet and remodel and addition to garage of approximately 4,532 square feet. The following structures currently exist on the parcel: a two story residence of approximately 2,200 square feet and single story two car garage of approximately 1,432 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 059-100-008, located at 4422 La Paloma in the Goleta area, Second Supervisorial District.

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

**COMMENTS:**

a. Check if subject to Hillside and Ridgeline Guidelines.

b. Project is not consistent with the Eastern Goleta Valley Residential Design Guidelines.

c. Step the second floor back from the first floor.

d. A 12-foot plate is not appropriate on the second floor.

e. Pull the balconies in.

f. Break up the wide gables and articulate the façades.

g. Return for further conceptual.

5. **06BAR-00000-00285**  
*Burns New Residence and Detached Garage*  
Santa Barbara  
06LUP-00000-00285 (J. Ritterbeck, Planner)  
Jurisdiction: Ridgeline - Rural

Request of Amy Taylor, architect for the owner, Paul R. Burns, to consider Case No. 06BAR-00000-00285 for preliminary/final approval of a new residence of approximately 2,085 square feet and detached garage of approximately 690 square feet and a guest house of approximately 640 square feet. No structures currently exist on the parcel. The proposed project will require approximately 3,204 cubic yards of cut and no fill. The property is a 1 acre parcel zoned 40-E-1 and shown as Assessor’s Parcel Number 021-020-008, located at 2700 Gibraltar Road in the Santa Barbra area, First Supervisorial District. (Continued from 1/19/07 & 2/23/07 & 3/16/07)

**ACTION:** Froscher moved, seconded by Gray and carried by a vote of 5 to 0 (Donaldson and Ferguson-Ettinger absent) to continue 06BAR-00000-00285 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

a. This is the fourth review of the project. SBAR appreciates the efforts that the applicant has taken to address SBARs concerns regarding the design of the house but continues to have concerns regarding the visibility of the site walls, parking, stairs, and ramps to the house.

b. SBAR appreciates the fact that the house steps with the terrain.

c. Of the 5 SBAR members present, 3 members preferred that the tower elements be removed and the roofline simplified, 1 member felt that the tower elements were acceptable, and 1 member did not comment on the issue. The placement of the windows in the tower elements should be restudied.

d. SBAR continues to encourage overhanging eaves.

e. Although the details are not present on the plans reviewed today, SBAR continues to be concerned with the visibility and siting of the site walls, parking, stairs, and ramps and how they will blend in with the house and landscape. Please refer to the SBAR’s past comments on these elements during the last meetings. These elements must be well screened and not highly visible from Gibraltar Road. Bring details of these elements next time as well as the proposed materials for windows, doors, and roofing.
6. **07BAR-00000-00143**  
Gourley/Haslund Residence Addition and Carport  
Mission Canyon  
07LUP-00000-00369 (Amy S. Trester, Planner)  
Jurisdiction: Ridgeline-Urban  
Request of Ken Kruger, architect for the owners, Bill Gourley and Melitta Haslund, to consider Case No. 07BAR-00000-00143 for **conceptual review of residence addition of approximately 492 square feet and carport of approximately 198 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,540 square feet and garage of approximately 296 square feet. The proposed project will not require grading. The property is a 17,345 square foot parcel zoned 7-R-1 and shown as Assessor’s Parcel Number 023-142-008, located at **2880 Exeter Place** in the Mission Canyon area, Second Supervisorial District.

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

**COMMENTS:**
- Break up the solid two-story element by pushing the carport back and carrying the roofline through.
- Return for further conceptual/preliminary approval.

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **07BAR-00000-00097**  
Steele Demolition/New Residence  
Mission Canyon  
(No Assigned Planner)  
Jurisdiction: Mission  
Request of Bill Wolfe, Pacific Architects, architect for the owner, Robert Steele, to consider Case No. 07BAR-00000-00097 for **conceptual review of a demolition/rebuild of a residence of approximately 3,500 square feet.** The following structures currently exist on the parcel: 1,500 square feet. The proposed project will require approximately 725 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 10,413 square foot parcel zoned 7-R-1 and shown as Assessor’s Parcel Number 023-114-015 located at **2716 Williams Way** in the Mission Canyon area, First Supervisorial District. (Continued from 5/25/07)

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

**COMMENTS:**
- The new residence seems quite large compared to adjacent houses; the second story significantly increases the bulk of the house. However, SBAR needs more information on the character of the neighborhood and on the finished floors and heights of the adjacent houses before making final comments on this issue.
- Step the street elevation down with the natural terrain to the west. Consider stepping the basement down along the natural terrain to accomplish this.
- Individual site visits to the house are requested prior to the next meeting.
- Please return to the Mission Canyon Architectural Review Board with the new design as well.
- Return for further conceptual.

Toro Canyon/Summerland/Carpinteria Areas

8. **07BAR-00000-00128**  
Gabbert Residence Addition  
Toro Canyon  
07LUP-00000-00090 (J. Ritterbeck, Planner)  
Jurisdiction: Ridgeline-Rural  
Request of Dave Mendro of Neumann Mendro Andrulaitis architect, for the owners, John and Martha Gabbert, to consider Case No. 07BAR-00000-00128 for **conceptual/preliminary/final approval of an addition of approximately 560 sq. ft. to the previously approved 5,455 square foot single family dwelling (05LUP-00000-01065, 05BAR-00000-00200).** Also previously approved was a guest house of approximately 800 square feet, a cabana of approximately 800 square feet and grading of approximately 2,700 cubic yards to be balanced on-site. No structures currently exist on the parcel. The proposed project will require approximately 2,200 cubic yards of cut and fill. The property is a 42.68 acre parcel zoned AG-I-40 and shown as Assessor’s Parcel Number 155-150-021, located at **568 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District.
ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 4 to 1 (Donaldson and Ferguson-Ettinger absent, Romano abstains) to grant preliminary/final approval of 07BAR-00000-00128. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:
- Appreciates that the proposed changes were brought back to SBAR for review.
- The proposed changes are appropriate, however, SBAR prefers the stone work proposed in the previous design.
- SBAR prefers metal over plaster surface.

Motion: Preliminary/final approval granted.

9. 07BAR-00000-00136 Bruner Residence Addition, Garage and Guesthouse Toro Canyon
07CDP-00000-00066 (Amy Trester, Planner)
Jurisdiction: Toro

Request of Susan Sherwin, agent for the owners, Michelle and Jeff Bruner, to consider Case No. 07BAR-00000-00136 for conceptual review of a second story residence addition of approximately 373 square feet, and detached garage/guesthouse structure of approximately 1,267 square feet. The following structures currently exist on the parcel: a residence of approximately 5,076 square feet and detached garage of approximately 980 square feet. The proposed project will not require grading. The property is a 6.6 acre parcel zoned RR-5 and shown as Assessor’s Parcel Number 005-210-058, located at 285 Toro Canyon Road in the Toro Canyon area, First Supervisorial District.

ACTION: Froscher moved, seconded by Roma no and carried by a vote of 6 to 0 (Ferguson-Ettinger absent) to continue 07BAR-00000-00136 to the meeting of July 20, 2007 at the request of the applicant. See Agenda Status Report.

10. 06BAR-00000-00177 Kapustay/Ludwig Demolition/New Residence Toro Canyon
06CDH-00000-00034 (Deborah Kramer, Planner)
Jurisdiction: Coastal/Toro

Request of Keith Rivera, B3 Architects, architect for the owners, Rebecca Kapustay and David Ludwig, to consider Case No. 06BAR-00000-00177 for preliminary/final approval of a new residence of approximately 7,793 square feet, two attached garages of approximately 1,076 square feet, new hardscaping, landscaping, infinity pool and a spa with associated equipment. The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and garage of approximately 348 square feet, both structures to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 150 cubic yards of fill. The property is a .92 acre parcel zoned 8-R-1 and shown as Assessor’s Parcel Number 005-400-033, located at 3315 Padaro Lane in the Toro Canyon and Carpinteria area, First Supervisorial District. (Continued from 8/11/06, 11/17/06, 1/5/07 & 2/09/07)

ACTION: C. Roberts moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Donaldson and Ferguson-Ettinger absent, Romano steps down due to conflict of interest) to grant preliminary approval of 06BAR-00000-00177. Applicant to return for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:
- SBAR still prefers a greater separation between the two wings of the house, however, the applicant has worked hard to develop a compromise. Therefore, SBAR feels that the design of the house is appropriate.
- Add more full plantings along the front site wall such that the wall is not more of a significant feature than other site walls along the street.
- Consider pulling turf area back from the bluff edge and increasing edge plantings between the lawn and the bluff edge.

Motion: Preliminary approval granted. Return for final.
11. **07BAR-00000-00137** Farrar New Residence, Garage, Basement  
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**Jurisdiction: Summerland**  
(No Assigned Planner)

Request of Kent Mixon, architect for the owners, Graham and Sara Farrar, to consider Case No. 07BAR-00000-00137 for **conceptual review of new residence of approximately 1,918 square feet, attached garage of approximately 500 square feet and basement of approximately 186 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 56 cubic yards of cut and approximately 115 cubic yards of fill. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor’s Parcel Number 005-201-009, located at **2535 Golden Gate** in the Summerland area, First Supervisorial District.

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

**COMMENTS:**

**Public comments:**

Carlin Moyer (also wrote a letter):
- Concerned with future redevelopment of the owner’s adjacent lot. Concerned that any home on this lot would need to be two stories to have ocean views, putting her house in the middle of a virtual two-story canyon.
- Concerned with the size, bulk, and scale of the proposed house.

John Lovin:
- Disagrees with the Summerland Architectural Review Committee’s request that the house be moved further to the east towards his house.
- Likes the design.
- Requests story poles.

Carlos (Charles) Tornes:
- Concerned that the house would block his ocean views.
- If the house is the same height as the neighbor’s house, then it would be ok and would not block his views.
- Requests that lighting be minimized from the garage.

Ludie Driscon:
- Echoes Carlos’ comments on height of the house.
- Concerned that Golden Gate is too narrow and concerned with construction traffic.

Tom Evans:
- Could be some legality issues with the lots as they are non-conforming as to size (<7,000 sf). Does the owner have to merge the lots? Planner should confirm if these are legal lots.
- There should be a 16-foot front yard setback rather than the 10-foot setback shown.
- Lighting will be an issue.
- The mass of the west elevation is too great – Summerland Community Plan policies require that the mass of walls in side yards need to be minimized on narrow lots. Please break up the single-planed wall.
- Overall likes the house and garage and feels it would be a great addition to the community.

Joanie Tornes:
- Concerned with the entrance. How deep is the driveway off of Golden Gate?

**SBAR COMMENTS:**

a. On the east elevation, the windows may introduce too much light. Consider reducing the expanse of windows or adding a lattice board to shield some of the light.

b. SBAR appreciates the simplicity of the western elevation, however, its mass needs to be broken up.

c. Add a tree on the east side of the entrance (e.g., orchid tree).

d. House could potentially step down with the natural terrain more.

e. Site visit with story poles requested.

f. Return for further conceptual.
12. **07BAR-00000-00146  Jaffe New Residence and Garage  Summerland**

   *(No Assigned Planner)*

   **Jurisdiction: Ridgeline - Rural**

   Request of Brad Williams and Marmol Radzineer, architect and agent for the owner, Michael Jaffe, to consider Case No. 07BAR-00000-00146 for **conceptual review of a new residence and garage of approximately 3,483 square feet and basement of approximately 1,500 square feet.** 

   No structures currently exist on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1 acre parcel zoned AG-1-20 and shown as Assessor’s Parcel Number 005-080-011, located at 380 Ortega Ridge Road in the Summerland area, First/Second/Third/Fourth/Fifth Supervisorial District.

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

   **COMMENTS:**

   **Public comments:**

   **Tom Evans:**
   - Dark earth tone colors should be used; concerned with reflectivity of the proposed metal siding. Metal siding is discouraged in the Summerland Architectural Guidelines.
   - The proposed house is at a 9.5-foot plate throughout, where the Summerland Architectural Guidelines only allow 40% of the house to exceed a 9-foot plate height without affecting the Floor Area Ratio.
   - Requests story poles to show coverage of the building.

   **Cory Iversu:**
   - Concerned with the location and height of the existing fence between his property and the subject property. Concerned that landscaping for the proposed project might block his ocean views.
   - Happy with the height of the proposed house and the design of the building.

   **SBAR COMMENTS:**
   - a. This style house is appropriate in this area.
   - b. Planner to investigate what the process would be to allow the 9.5-foot plate height. Since the house is under the overall rural Hillside and Ridgeline height limit, it may be possible to accept this plate height.
   - c. Bring samples of the range of possible colors for the house next time.
   - d. Minimize the height of the retaining walls for the pool.
   - e. Please show a site section through the entire development, including the patios and pool, to the edge of the property line.
   - f. Work with neighbor on the site fence and landscaping.
   - g. Individual site visits requested with story poles.
   - h. Return for further conceptual/preliminary.

13. **07BAR-00000-00089  Summerland Mini Mart Exterior Change  Summerland**

   *(Kimberley McCarthy, Planner)*

   **Jurisdiction: Exemption**

   Request of Robert Stamps, architect for the owner, Loui Hana, to consider Case No. 07BAR-00000-00089 for **further conceptual review/preliminary/final approval of sign removal with new stucco of approximately 36 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 1,755 square feet. The proposed project will not require grading. The property is zoned C-1 and shown as Assessor’s Parcel Number 005-177-005, located at 2285 Lillie Avenue in the Summerland area, First Supervisorial District. (Continued from 5/11/07)
Project received conceptual review only, no action was taken. Applicant to return for conceptual review/preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

Public comments:
Tom Evans:
- Thought SBAR directed the applicant to either eliminate the chimney or to bring it down to 4-feet in height. Now it is proposed to be left at its existing height.
- There are existing cut outs on the sidewalk that were covered over by the owner but were part of the original landscape plan for the site.
- Lighting on the pumps should be brought into conformance with the Summerland Architectural Guidelines.

SBAR COMMENTS:
- SBAR appreciates the owner’s efforts to improve the building.
- Bring elevations showing proposed colors and materials next time.
- Use the darker color on the body of the building and the lighter color on the trim.
- Please eliminate the chimney or keep it at or below 4 feet in height.
- Extend the foundation planter beyond the building.
- Instead of planting redwoods, use a species that does not grow as high.
- Reduce proposed site walls in the rear yard setback to 6 feet in height.
- Planner to confirm whether there is a nexus for the County to require that the lighting on the pumps be replaced. The lighting is inappropriate and is not in keeping with the lighting proposed as part of the County’s Lillie Avenue Streetscape Improvements Project. Therefore, if County does have a nexus, lighting should be replaced consistent with the Lillie Avenue Streetscape Improvements Project and the Summerland Architectural Guidelines.
- Please return to the Summerland Architectural Review Committee.
- Coordinate with the City to add street trees to increase screening of the site and to consider creating a brick sidewalk.

Return for further conceptual/preliminary/final.

14. 07BAR-00000-00088
Beach Club Drive Family Trust Residence Additions
Toro Canyon
07CDH-00000-00007, 07CUP-00000-00019 (Errin Briggs, Planner) Jurisdiction: Coastal
Request of Square One Design, architect for the owner, Beach Club Drive Family Trust, to consider Case No. 07BAR-00000-00088 for preliminary/final approval of a temporary watchman’s trailer, residential additions of approximately 170 square feet, interior remodel and reconstruction of main residence roof element. The following structures currently exist on the parcel: a residence of approximately 1,350, an accessory structure of approximately 1,118 square feet, a garage of approximately 602 square feet with attached carport of approximately 445 square feet and several storage containers. 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 Padaro Lane in the Carpinteria / Toro Canyon area, First Supervisorial District.
(Continued from 5/11/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Donaldson and Ferguson-Ettinger absent) to grant final approval of 07BAR-00000-00088. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:
- Project is appropriate.

Motion: Preliminary/final approval granted.
There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Laurie Romano, and carried by a vote of 5 to 0 (Robin Donaldson and Pamela Ferguson-Ettinger absent) that the meeting was adjourned until 9:00 A.M. on Friday, July 6, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.