

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 23, 2006

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

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

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Chris Roberts and Jeremy Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

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

- Continue Item # C-4 04BAR-0000-00009 Boger Residence Addition to the meeting of July 14, 2006 at the request of the applicant.
- Drop Item # C-5 06BAR-00000-00260 Capone New Guest House and Tennis court from the agenda at the request of Planning and Development.
- Continue Item 5 06BAR-00000-00043 Smint Demolition New Residence and Guest House to the meeting of July 21, 2006 at the request of the applicant.
- Drop Item # 12 06BAR-00000-00124 Casa Vista Del Mar LLC New Residence from the agenda at the request of the applicant.
- Continue Item # 16 06BAR-00000-00009 Siegal New Residence and Detached Garage and Accessory Space to the meeting of July 21, 2006 at the request of the applicant.

III. MINUTES: Dole moved, seconded by Ferguson-Ettinger and carried by a vote of 2-0 (Donaldson and Froscher abstain, C. Roberts and J. Roberts absent) to approve the minutes of June 2, 2006.

IV. CONSENT AGENDA:

- C-1. 06BAR-00000-00070 Murray Residence Addition Hope Ranch**
06CDP-00000-00029 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Applicable**
Request of Amy Taylor, architect for the owner, Anne Murray, to consider Case No. 06BAR-00000-00070 for **preliminary/final on consent of residence addition of approximately 1,259 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,949 square feet, detached garage of approximately 520 square feet, attached garage of approximately 594 square feet – attached garage to be demolished. The proposed project will not require grading. The property is a 2.3 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-004, located at **3975 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 4/21/06 & 6/02/06)
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to grant final approval on consent of 06BAR-00000-00070.**
- C-2. 06BAR-00000-00059 Sitolini New Residence Goleta**
06LUP-00000-00204 (Errin Briggs, Planner) **Jurisdiction: Ridgeline- Rural**
Request of Russ Banko, architect for the owner, Paulo Sitolini, to consider Case No. 06BAR-00000-00059 for **preliminary/final approval on consent of a new residence of approximately 2,545 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 470 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-293-072, located at **534 Vereda del Ciervo** in the Goleta area, Third Supervisorial District. (Continued from 4/21/06 & 6/02/06)
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to grant final approval on consent of 06BAR-00000-00059.**
- C-3. 06BAR-00000-00065 Mr. Pickles New Signage Isla Vista**
06CDP-00000-000020, 06SCC-00000-00004 (Amy Trester, Planner) **Jurisdiction: Signs**
Request of Diane Hanamoto, agent for the owner, Frank Fagundes, to consider Case No. 06BAR-00000-00065 for **preliminary/final approval on consent of new wall sign "Mr. Pickles" of approximately 20 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 617 square feet in a commercial building of approximately 7,732 square feet. The proposed project does not require grading. The property is a .32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **6545 Pardall Road** in the Isla Vista area, Third Supervisorial District. (Continued from 4/21/06)
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to grant final approval on consent of 06BAR-00000-00070.**
- C-4. 04BAR-00000-00009 Boger Residence Additions Mission Canyon**
04LUP-00000-00032 (Amy Trester, Planner) **Ridgeline: Urban**
Request of Christine Pierron, agent for the owners, Henry and Lisa Boger, to consider Case No. 04BAR-00000-00009 for **preliminary approval a second story addition of approximately 1002 square feet and 1st floor addition of approximately 262 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,342 square feet with a 934 square foot deck/carport below. The proposed project will not require grading. The property is an 8,574 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-001, located at **2875 Vista Elevada** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/04, 7/9/04, 2/25/05, 4/15/05, 8/12/05 & 3/24/06 & 5/12/06)
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to continue 04BAR-00000-00009 to the meeting of July 14, 2006 at the request of the applicant.**

C-5. 05BAR-00000-00260 Capone New Guest House and Tennis Court Toro Canyon
06CDH-00000-00006 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Rural

Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 05BAR-00000-00260 for **final approval on consent of a new 800 square foot guest house with attached pergola, detached pergola and 6,982 square foot tennis court with 10 foot fence. The project would include retaining wall(s) of up to seven feet in height and new landscape improvements. A number of avocado trees would be removed.** The following structures currently exist on the parcel: a single family residence of approximately 6,978 square feet and attached garage of approximately 978 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 330 cubic yards of fill. The property is a 23.84 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-030-030, located at **574 Freehaven Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06 & 6/02/06)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to drop 05BR-00000-00260 from the agenda at the request of the applicant.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE:

Steve Welton, agent for the Claus LLC mixed-use project on Santa Claus Lane (05BAR-00000-00282), sent an email regarding the steps SBAR must take to approve building heights that exceed 15 feet within the View Corridor Overlay District (VC). Allen Bell reviewed the applicable VC standards in Section 35-96.3.3.b. He explained that SBAR may approve plans with building heights that exceed 15 feet "if it finds conformance with the following standards" in Section 35-96.3.3.b. Unlike the Ridgeline and Hillside Guidelines in Section 35-144.3, SBAR does not grant an "exemption" in these cases.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 03BAR-00000-00072 Bantilan New Residence Goleta
02LUP-00000-00930 (Mark Walter, Planner) Jurisdiction: Ridgeline: Urban

Request of Doug Keep, architect for the owner, Gene Bantilan, to consider Case No. 03BAR-00000-00072 for **final approval of a new residence and attached garage of approximately 5,719 square feet, detached garage of approximately 576 square feet, second unit of approximately 998 square feet, workshop of approximately 1,544 square feet and pool cabana of approximately 100 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 of cut and approximately 3,000 cubic yards of fill. The property is a 3.11 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 067-130-020, located at **4761 Sierra Madre** in the Goleta area, Second Supervisorial District. (Continued from 4/25/03, 9/09/05, Site Visit 10/11/05, 11/04/05)

ACTION: Dole moved, seconded by Froscher and carried by a vote of 4 to 0 to continue 06BAR-00000-00070 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Project is visible from many public viewing places. SBAR is concerned that project is not compatible with neighborhood. It is too late in the process to reduce bulk and mass; focus on screening and color.**
- b. **Proposed olive trees and low plantings would offer little or no screening. Add more significant trees closer to buildings; concept is oak woodland surrounding the project. Also include greenery next to house.**

- c. **Proposed hedge on property line would create a linear feature that draws attention to development. Use more natural, undulating plantings and massings.**
- d. **Recognize Fire Department standards may affect placement of trees. However, other projects have been designed to meet these standards and provide screening. Return with revised landscape plan that has been presented to Fire Department for input**
- e. **Color too light. Exterior needs to be darker earth-tone color.**
- f. **Return for further final.**

**2. 06BAR-00000-00117 Amjadi New Garage and Accessory Structure Goleta
06LUP-00000-00439 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban**

Request of Don Swann, architect for the owners, Mr. and Mrs. Steve Amjadi, to consider Case No. 06BAR-00000-00117 for **conceptual review/preliminary approval of a new garage of approximately 315 square feet and accessory structure of approximately 584 square feet. (Project includes a Residential Second Unit not for SBAR Review.)** The following structures currently exist on the parcel: a residence of approximately 2,398 square feet and attached garage of approximately 624 square feet. The proposed project will require approximately 103 cubic yards of cut and no fill. The property is a 36,302 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-332-006, located at **740 Alto Drive** in the Goleta area, Second Supervisorial District.

ACTION: Froscher moved, seconded by Dole and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to grant preliminary approval of 06BAR-00000-00117. Applicant to return for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Use darker color on lower level.**
 - b. **Ensure 2:1 slope is contoured to appear natural.**
 - c. **Return with landscape plan, with groundcover for erosion control.**
- Motion: Preliminary approval. Return for final approval on consent.**

**3. 06BAR-00000-00115 SOS Liquor Wall Sign Isla Vista
(No Assigned Planner) Jurisdiction: Sign**

Request of Christian Muldoon, architect for the owner, Mike H. Kane, SOS Liquor, to consider Case No. 06BAR-00000-00115 for **conceptual review of two walls signs of approximately 28 square feet and approximately 16.5 square feet.** The following structures currently exist on the parcel: a mixed use commercial residential building of approximately 4,100 square feet. The proposed project will not require grading. The property is a .22 acre parcel zoned C2 and shown as Assessor's Parcel Number 075-172-001, located at **956 Embarcadero Del Norte** in the Isla Vista area, Third 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:

Public Comment:

Richard Watts, UCSB Chancellor's Office:

- **UCSB owns adjacent theater and hall. Concerned with general appearance of area. Context and appearance of new signs should be consistent character of area.**

SBAR Comments:

- **Proposed signs do not reflect the character of surrounding area. Do not work with building.**
- **Do not use internally illuminated box signs. Proposed colors are too bright.**
- **Applicant should review and consider provisions in draft Isla Vista Master Plan. Applicant should also speak to Kris Miller-Fisher for design concepts.**

**4. 04BAR-00000-00183 Subject New Residence and Accessory Structure Goleta
05LUP-00000-01167 (Lisa Hosale, Planner) Jurisdiction: Ridgeline -Urban**

Request of Don Swann, architect for the owner, Stephen Subject, to consider Case No. 04BAR-00000-00183 for **conceptual review of a new single family residence of approximately 2,892 square feet with attached garage of approximately 1,412 square feet and an accessory structure of approximately 838 square feet, retaining walls, and a swimming pool.** (Project also includes a second residential unit of 1,200 square feet with a detached garage of approximately 544 not for review by SBAR.) No structures currently exist on the parcel. The proposed project will require approximately 939 cubic yards of cut and 279 cubic yards of fill. The property is a 5.38 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 077-030-032, located at **6195 Sunset Road (formally 6024 La Goleta Road)** in the Goleta area, Second Supervisorial District. (Continued from 8/13/04 & 2/24/06)

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

COMMENTS:

- a. **Landscaping nicely done.**
- b. **Use stone veneer on garage.**
- c. **Proposed color is too light. Exterior needs to be a darker earth-tone color.**
- d. **Roof tiles should have brown tint, not red. Submit sample of roof tiles.**
- e. **Return for preliminary/final approval on consent.**

**5. 06BAR-00000-00043 Smith Demolition/New Residence and Guesthouse Goleta
06LUP-00000-00155 (Holly Bradbury, Planner) Jurisdiction: Permit Condition**

Request of Bill Wolf, architect for the owner, Ruth J. and James D. Smith, to consider Case No. 06BAR-00000-00043 for **preliminary/final approval of new residence of approximately 4,608 gross square feet, attached three car garage of approximately 939 gross square feet, new carport of approximately 265 square feet, covered veranda/porch of approximately 634 square feet, new trellis of approximately 314 square feet and detached guest house of approximately 747 gross square feet with trellis of approximately 314 square feet.** The following structures currently exist on the parcel: a single family residence to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and fill. The property is a 51,081 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-027, located at **780 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. (Continued from 3/31/06)

ACTION: Froscher moved, seconded by Dole and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to continue 06AR-00000-00043 to the meeting of July 21, 2006 at the request of the applicant. See Agenda Status Report.

**6. 04BAR-00000-00296 Stephen New Residence Goleta
04LUP-00000-01194 (Peter Lawson, Planner) Jurisdiction: Ridgeline - Rural**

Request of Greg Ravatt, architect for the owner, Phillip Stephen to consider Case No. 04BAR-00000-00296 for **further preliminary/final approval 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, 6/10/05 & 5/19/06)

Dole moved, seconded by Froscher and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to grant preliminary approval of 04BAR-00000-00296. Applicant to return for final approval. The following comments were made by the Board of Architectural Review members present at this meeting:

COMMENTS:

- a. **Appropriate modern, rural design. Sensible materials. Good example for other architects.**
- b. **Concerned that lighting near pool would up-light entire project as seen from public viewing places. Pool would “glow” at night. No lighting for pool.**
- c. **Plant palette overall is appropriate and sensitive. Gabion wall for pool would be very visible until covered by plants. Wall needs to be planted immediately.**
- d. **Submit landscaping details, including under-story and plantings on gabion wall.**

Motion: Preliminary approval. Return for final approval.

**7. 06BAR-00000-00053 Hedrick New Residence Goleta
06LUP-00000-00234 (Errin Briggs, Planner) Jurisdiction: Design Overlay**

Request of Murray Duncan, architect for the owners, Candy and Rhett Hedrick, to consider Case No. 06BAR-00000-00053 for **final approval of a new two story residence of approximately 4,899 square feet, detached garage of approximately 670 square feet and detached cottage of approximately 287 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 275 cubic yards of cut and approximately 1,215 cubic yards of fill. The property is a 30,295 square foot parcel zoned DR-1 and shown as Assessor’s Parcel Number 059-460-020, located at **1310 Via Brigitte** in the Goleta area, Second Supervisorial District. (Continued from 3/24/06 & 5/12/06)

ACTION: Dole moved, seconded by Donaldson and carried by a vote of 4 to 0 (C. Roberts and J. Roberts) to grant final approval of 06BAR-00000-00053. The following comments were made by the Board of Architectural Review member present for this project:

COMMENTS:

Public Comments;

N. Robertson:

- **Scale of project is not compatible with neighborhood.**
- **Concerned that SBAR did not see the letter from his wife dated May 8, 2006.**
- **Presented letter to SBAR.**

SBAR Comments:

- a. **Based on comments from P&D staff, SBAR assumes there are no zoning issues.**
- b. **Exterior too light. It needs to be more sandy brown color.**
- c. **Exterior color shall be Frazee Walnut Wash (8733).**

Motion: Final approval.

Mission Canyon/Santa Barbara/Hope Ranch Areas

**8. 06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara
06LUP-00000-00287 (Dan Gullett, Planner) Jurisdiction: Commercial**

Request of Laura Fernandez, agent for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 for a **site visit of a second floor addition of approximately 300 square feet to an existing commercial building.** The following structures currently exist on the parcel: a commercial building of approximately 2,145 square feet. The proposed project will not require grading. The property is a 10,831.5 square foot parcel zoned C-2 and shown as Assessor’s Parcel Number 061-110-028, located at **4123 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/10/06)

Project received a site visit only, no action was taken. Applicant to return at 1:30 p.m. for further conceptual review.

**9. 06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara
06LUP-00000-00287 (Dan Gullett, Planner) Jurisdiction: Commercial**

Request of Laura Fernandez, agent for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 **for further conceptual review of a second floor addition of approximately 300 square feet to an existing commercial building.** The following structures currently exist on the parcel: a commercial building of approximately 2,145 square feet. The proposed project will not require grading. The property is a 10,831.5 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 061-110-028, located at **4123 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/10/06)

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 requires direct participation by a licensed architect for commercial projects, which is consistent with state law.**
- b. **SBAR needs to have a minimum level of details, clearly illustrated. Applicant's plans are too general; SBAR cannot provide detailed comments.**
- c. **Applicant needs to submit required information, including, but not limited to, an accurate site plan, complete design drawings and parking information.**
- d. **Existing building has appeal and atmosphere; it is inviting. Project needs to follow this existing spirit.**
- e. **Existing building has structural issues, including random additions.**
- f. **Proposed project has the look and feel of a residential addition.**
- g. **Proposed second story does not work. Project needs to address the entire building, not just the second story.**

**10. 03BAR-00000-00172 Duff New Residence Santa Barbara
04LUP-00000-00373 (Dan Nemechek, Planner) Jurisdiction: Ridgeline - Rural**

Request of Jerome White, architect for the owners, Charlie and Kathy Duff, to consider Case No. 03BAR-00000-00172 for a **further conceptual of a new residence of approximately 4,000 square feet, garage of approximately 860 square feet and studio of approximately 640 square feet.** The following structures currently exist on the parcel: a residence of approximately 799 square feet (to be guest house when proposed residence is built.) The proposed project will require less than 50 cubic yards of cut and fill. The property is a 22 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-005, located at **2690 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/11/03 & 8/8/03, 8/22/03 & 4/30/04 & 6/04/04 & 5/12/06)

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:

- a. **See SBAR's past comments. Current project is minimally different from past design.**
- b. **Very visible project. Very restricted site; highly visible from all directions.**
- c. **Concerned about appearance; mass, bulk and scale.**
- d. **Grading policies require projects to minimize grading. In contrast, project cuts off front part of ridge to obtain two stories.**
- e. **Project breaks skyline.**
- f. **Many aspects of proposed Mediterranean design are problematic, such as plaster walls and no eaves in terms of apparent mass. It is possible that an alternative Mediterranean design could work.**
- g. **Recommend one-story structure.**

- h. Options; SBAR could deny project, and applicant could appeal SBAR's decision to the Planning Commission. Applicant needs to decide whether to proceed with project.**

**11. Discussion Item Santa Barbara Bowl Foundation Phase 1B Santa Barbara
Jurisdiction: DVP**

Request of Design ARC, architect for the owner, Santa Barbara Bowl Foundation, for a **discussion on the landscape plan (The Glen) for approximately 1 acre.** The following structures currently exist on the parcel: stage/basement of approximately 12,830 square feet, a terrace of approximately 2,630 square feet and a box office. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 16.78 acre parcel zoned A-1 and shown as Assessor's Parcel Number 029-202-001, located at **1122 N. Milpas Street** in the Santa Barbara area, First Supervisorial District.

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

COMMENTS:

- a. Landscaping looks great.**
- b. Like the idea of not walking on concrete. Consider other paving materials, such as decomposed granite or textured concrete.**
- c. Walls incorporate many different styles of stonework. Too complex; compromises overall design of wall. Simplify.**
- d. Columns for walls also contribute to busy pattern.**

**12. 06BAR-00000-00124 Casa Vista Del Mar, LLC Santa Barbara
(No Assigned Planner) Jurisdiction: Ridgeline - Rural**

Request of Mark Lloyd, agent for the owner, Casa Vista Del Mar, LLC, to consider Case No. 06BAR-00000-00124 for **conceptual review of a new residence of approximately 7,500 square feet and garage of approximately 850 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 79.88 acre parcel zoned 40-AL and shown as Assessor's Parcel Number 153-340-023, located at **Easterly of Highway #154** in the Santa Barbara area, Second Supervisorial District.

ACTION: Froscher moved, seconded by Dole and carried by a vote of 4 to 0 (C. Roberts and J. Roberts) to drop 06BAR-00000-00124 from the agenda at the request of the applicant. See Agenda Status Report.

Toro Canyon/Summerland/Carpinteria Areas

**13. 06BAR-00000-00073 Barrett Residence Addition Carpinteria
05CDH-00000-00048 (Errin Briggs, Planner) Jurisdiction: Coastal**

Request of Bill Araluce, agent for the owners, Dick and Dottie Barrertt, to consider Case No. 06BAR-00000-00073 for **preliminary/final approval of a residence addition of approximately 476 square feet and a screen wall at the north side of the residence of approximately 14 feet in height by 19 feet in length.** The following structures currently exist on the parcel: a residence of approximately 2,365 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 10,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-422-003, located at **4517 Del Mar Avenue** in the Carpinteria area, First Supervisorial District. (Continued from 3/24/06)

ACTION: Froscher moved, seconded by Dole and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to grant final approval of 06BR-00000-00073. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Project looks good.**

Motion: Preliminary/final approval.

14. 06BAR-00000-00064

Olson Residence Addition and Modification to Front Yard Setback **Toro Canyon**

06MOD-00000-00005 (Errin Briggs, Planner) **Jurisdiction: Toro**

Request of Christine Pierron, agent for the owner, Robert Olson, to consider Case No. 06BAR-00000-00064 for **final approval of a residence addition of approximately 176 square feet and request for a modification into the front yard setback by approximately 3 feet.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,048 square feet, and three sheds of approximately 100 square feet each. The proposed project will not require grading. The property is a 12,367 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-363-013, located at **3118 Via Real** in the Toro Canyon area, First Supervisorial District. (Continued from 4/21/06 & 5/12/06)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to grant final approval of 06BAR-00000-00064. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Supports project.**

Motion: Final approval.

15. 05BAR-00000-00295

Breeden Residence Addition

Toro Canyon

05CDP-00000-00141 (Lisa Martin, Planner) **Jurisdiction: Toro**

Request of Don Gragg, agent for the owners, Lindsey Breeden and Linda Breeden, to consider Case No. 05BAR-00000-00295 for **final approval of a residence addition of approximately 1,134 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,643 square feet. The proposed project will not require grading. The property is a 18,200 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-017, located at **226 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District. (Continued from 1/27/06 & 3/24/06 & 5/12/06)

ACTION: Dole moved, seconded by Froscher and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to continue 05BAR-00000-00295 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Project looks good.**
- Return with color board.**
- Return with plans that provide architectural details, including, but not limited to, eves, doors, windows and eves.**
- Continued final on consent. Return with color board and full plans.**

16. 06BAR-00000-00009

Siegal New Residence and Detached Garage/Accessory Space **Toro Canyon**

06CDH-00000-000001 (Holly Bradbury, Planner) **Jurisdiction: Toro**

Request of Wayne LaBrie, architect for the owner, Robert Siegal, to consider Case No. 06BAR-00000-00009 for **preliminary approval of a new residence of approximately 3,675 square feet, and detached garage/accessory space of 875 approximately square feet.** The following structures currently exist on the parcel: a residence of approximately 1,450 square feet and garage of approximately 605 square feet. The proposed project will not require grading. The property is a 18,700 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/10/06 & 5/12/06)

ACTION: Froscher moved, seconded by Dole and carried by a vote of 4 to 0 (C. Roberts and J. Roberts absent) to continue 06BAR-00000-00009 to the meeting of July 21, 2006 at the request of the applicant. *See Agenda Status Report.*

17. 06BAR-00000-00127

**Hi Mark Nursery Greenhouses, New Residence and Three Farm Employee Dwellings
Carpinteria/Toro Canyon**

99-DP-034/99-CP-075, 02NEW-00000-00174 (Julie Harris, Planner) **Jurisdiction: DVP, Toro**
Request of William G. Cooper, architect for the owner, Mark Bartholomew, to consider Case No. 06BAR-00000-00127 for **conceptual review of a new greenhouse of approximately 33,660 square feet, existing unpermitted greenhouse area of approximately 29,147 square feet, existing boiler house of approximately 128 square feet, existing label room of approximately 210 square feet, new primary residence of approximately 2,435, new attached garage of approximately 616 square feet, new farm employee dwelling of approximately 1,000 square feet and two new farm employee dwellings, each of approximately 1,650 square feet with attached garages of approximately 506 square feet, after-the-fact demolition of a dwelling of 1,876 square feet and a 5,402 square foot detention basin.** The following structures currently exist on the parcel: 1,680 square foot office and equipment storage building, 91,483 square feet of greenhouses and shade structures (62,336 square feet permitted, 29,147 square feet unpermitted), 128 square foot boiler house and 210 square foot label room. The proposed project will require approximately 252 cubic yards of cut and approximately 346 cubic yards of fill. The property is a 7.04 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 005-430-027, located at **1635 Cravens Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District.

Project received 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 this project:

COMMENTS:

- a. **Make retention basin more natural appearing. Shape basin to be more natural appearing rather than a square. Plant out basin in natural way.**
- b. **Use siding that gives the dwellings a rural farm appearance, such as T1-11 siding with vertical battens.**
- c. **Return for preliminary review with plans that provide more architectural details, including, but not limited to, siding, doors and windows.**

18. Discussion Item Hedrick Demolition and New Two Story Residence Santa Barbara

06APL-00000-00006 (Anne Almy, Planner) **Jurisdiction: Planning Commission Referral**
Request of Rex Ruskauff, architect, for the owners, Rhett and Candy Hedrick, for a **discussion of a proposed demolition of an existing single story residence of approximately 1,600 square feet with a detached garage of approximately 426 square feet and the construction of a new two story residence of approximately 4,815 square feet including an attached garage of approximately 525 square feet.** The property is a 24,224 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-201-004, located at **331 S. Arboleda** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **The BAR declared that they had each driven by the site and through the neighborhood that morning.**
- b. **A Phase I historic report of the existing home is needed to inform any proposed project on the site.**
- c. **As proposed, the project is out of character with the surrounding Arboleda Acres neighborhood in respect to size, bulk, scale, massing, height and style. The project requires redesign to reflect the existing distinct character of the neighborhood which is both modest and rural in feel. Design elements characteristic of existing development**

- in the neighborhood, which should be incorporated into the project, include restraint in style, individual structures of small stature often clustered on a lot, generally single story simple gabled structures surrounded by lots of plant material, including trees, shrubs and groundcover, lots of space around buildings, sizeable setbacks from the street and minimal street presence.**
- d. In respect to style, the applicant was presented with a photograph of a Moody sister's cottage with a substantial addition which retained the character of the existing home. The BAR agreed that the project presents a good example for redesign of the Hedrick project.**
 - e. In respect to size, the proposed SFD is too large by a substantial amount. The appropriate total square footage of future structural development on the site will depend entirely on the success of the design. Some BAR members believe that total development on site should not exceed 3,000 square feet given the sizes of existing homes in the neighborhood.**
 - f. The project is too bulky from the street reaching out to setback lines and straight up two stories to its roofline. The scale of the house is too massive for the neighborhood regardless of the example of the two story home to the immediate north of the project site. Proportions are important. Provide relief from and vary massing at setbacks. Second story may not be appropriate. If included, design should set the second story back into the building nestling only a small second story element into the roof. Single story structure would be most appropriate to the neighborhood. Overall height of structure should be kept as low as possible. Eight foot and nine foot plate heights are reasonable; 6:12 roof pitch is too steep.**
 - g. In respect to style, strong recommendation to work with the existing home, designing additions to extend back into the lot.**
 - h. Landscape plan is needed. Landscaping needs to be lush and abundant and rural in feeling, surrounding any proposed new structures on the site and providing screening from the street. Careful siting of the driveway is important. Siting it next to the north property line would accentuate size, bulk and scale of the adjacent two-story home. Driveway should meander back through landscaping.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Kathryn Dole moved, seconded by Valerie Froscher, and carried by a vote of 4 to 0 (Chris Roberts and Jeremy Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, July 14, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:30 P.M.