

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of July 8, 2005

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	1st-Vice Chair	Engineering Building, Room 17
James King	2nd-Vice Chair	123 East Anapamu Street
Bethany Clough		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Valerie Froscher		
Greg Ravatt		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	BAR Secretary	
Peter Imhof	Planner III	

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

COMMITTEE MEMBERS PRESENT:

Kathryn Dole	1st-Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Chris Roberts	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson, James King, and Greg Ravatt.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: No changes, all projects to be reviewed.

III. MINUTES: Froscher moved, seconded by Roberts and carried by a vote of 5 to 0 (Donaldson, King and Ravatt absent, Clough abstains) to approve the minutes of June 24, 2005.

IV. CONSENT AGENDA:

- C-1. 05BAR-00000-00017 Russell New Guest House Hope Ranch**
05CDP-00000-00006 (Amy Trester, Planner) Ridgeline: Urban
Request of Kathy Hancock, architect for the owner, Morris C. Russell, to consider Case No. 05BAR-00000-00017 for **final approval on consent of an addition to an existing pool house of approximately 320 square feet to be converted to a guest house with a total of approximately 704 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,570 square feet, attached two car garage of approximately 380 square feet and pool house of approximately 384 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-013, located at **1460 Cantera Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 4/15/05)
ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval on consent of 05BAR-00000-00017.
- C-2. 04BAR-00000-00193 Hanley New Residence Solvang**
04LUP-00000-01130 (Brian Tetley, Planner) Ridgeline: Rural
Request of Nick Foster, agent for the owner, Brian Hanley, to consider Case No. 04BAR-00000-00193 for **final approval on consent of a new residence of approximately 4,800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5 acre parcel zoned A-I-5 and shown as Assessor's Parcel Number 137-132-038, located at **1500 Jennilsa** in the Solvang area, Third Supervisorial District. (Continued from 9/10/04, 2/25/05, 4/29/05 & 6/10/05)
ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, Kinag and Ravatt absent) to continue 04BAR-00000-00193 for further final approval on consent at the meeting of July 15, 2005.
- C-3. 03BAR-00000-00353 Price Ranch New Residences Los Alamos**
03LUP-00000-00661 (Gary Kaiser, Planner) Ridgeline: N/A
Request of Nick Foster, agent for the owners, Syncon Homes of CA, Inc., to consider Case No. 03BAR-00000-00353 for **final approval on consent for construction of four single family dwellings each of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is four parcels of 20,000 square foot each zoned C-1 and shown as Assessor's Parcel Numbers 010-130-024,-025,-026 and -027, located at **Price Ranch Road** in the Los Alamos area, Third Supervisorial District. (Continued 1/09/04, 10/01/04, 1/28/05, 3/11/05, 4/29/05 & 6/10/05)
ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, Kinag and Ravatt absent) to continue 03BAR-00000-00353 for further final approval on consent at the meeting of July 15, 2005.
- C-4. 04BAR-00000-00094 Knollwood Meadows Addition of 32 Apartments to 96 Unit Complex Orcutt**
04LLA-00000-00006 (Gary Kaiser, Planner) Ridgeline: N/A
Request of Carl Schneider, architect for the owner, Knollwood Properties L.P., to consider Case No. 04BAR-00000-00094 for **final approval on consent of an addition of 32 apartments approximately 26,835 square feet to an existing 96 unit complex.** The following structures currently exist on the parcel: seven apartment buildings of approximately 34,740 square feet. The proposed project will require approximately 11,000 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 4.41 acre parcel zoned DR-12.3 and shown as Assessor's Parcel Number 107-490-001, located at **4012 Cedarhurst Drive** in the Orcutt area, Fourth Supervisorial District. (Continued from 5/28/04, 7/16/04, 4/29/05 & 6/10/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval on consent of 04BAR-00000-00094.

C-5. 04BAR-00000-00264 Nord Detached Garage and Accessory Structure Santa Barbara
04LUP-00000-00856 (Peter Lawson, Planner) Ridgeline: Rural

Request of Dave and Jennifer Nord Gibson, owners, to consider Case No. 04BAR-00000-00264 for **final approval on consent of a detached garage of approximately 400 square feet and accessory structure of approximately 488 square feet for a detached residential second unit. *The residential second unit not subject to BAR review.*** The following structures currently exist on the parcel: a single family dwelling and attached garage. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-120-022, located at **5615 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/11/05, 3/18/05 & 4/29/05 & 6/10/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval on consent of 04BAR-00000-00264.

C-6. 04BAR-00000-00256 Running New Residence Hope Ranch
04LUP-00000-01018 (Dan Nemechek, Planner) Ridgeline: Urban

Request of Peter Becker, architect for the owner, Clayton Running, to consider Case No. 04BAR-00000-00256 **revised final approval on consent of a new residence of approximately 5,135 square feet with an attached garage of approximately 885 square feet.** The previously approved single family residence has been demolished and no structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 1.98 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-042, located at **1000 Via Tranquila** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/11/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval on consent of 04BAR-00000-00256.

C-7. 05BAR-00000-00125 Sweet Residence Addition Santa Maria
05LUP-00000-00553 (Devin Jarrett, Planner) Ridgeline: N/A

Request of Thomas King, agent for the owners, Mr. and Mrs. Sweet, to consider Case No. 05BAR-00000-00125 for **preliminary/final approval on consent of residence addition of approximately 692 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,740 square feet and detached garage of approximately 462 square feet. The proposed project will not require grading. The property is a 6,077 square foot parcel zoned SLP and shown as Assessor's Parcel Number 105-320-014, located at **5687 Shilo Court** in the Santa Maria area, Fourth Supervisorial District. (Continued from 6/24/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval on consent of 05BAR-00000-00125.

C-8. 05BAR-00000-00114 Permut Residence Addition and Remodel Orcutt
05LUP-00000-00500 (Lilly Okamura, Planner) Ridgeline: N/A

Request of Randall Steele, architect for the owner, Alan S. Permut, to consider Case No. 05BAR-00000-00114 for **preliminary/final approval on consent of a demolition of approximately 678 square feet and reconstruction of approximately 1,008 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,038 square feet and detached garage of approximately 374 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-072-011, located at **135 Park Lane** in the Orcutt area, Fourth Supervisorial District. (Continued from 6/10/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval on consent of 05BAR-00000-00114.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:
Kris Miller-Fisher: Next week Supervisor Firestone will be available to meet with BAR Subcommittee re: Regional BARs. Wednesday 11 a.m. meeting as possible meeting time.

VI. STAFF UPDATE:
Upcoming meeting dates:
7/12/05 BOS P&D 90-day Departmental Operations review
7/13/05 PC Formation of Regional BARs (Santa Maria)
7/15/05 CEO Follow-up presentation to BAR on Regional BARs
7/17/05 PC Retreat
7/19/05 BOS Changes to EIR Procedures
7/26/05 BOS Formation of Regional BARs

VII. STANDARD AGENDA:

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

1. 05BAR-00000-00135 Reade New Signs Orcutt
05SCC-00000-00011 (Lilly Okamura, Planner) Ridgeline: N/A
Request of Stephen Sheppard, agent for the owner, Craig Reade, to consider Case No 05BAR-00000-00135 for **preliminary/final approval of six wall mount custom framed signs with approximate sizes varying between 6 square feet to 15.5 square feet.** The following structures currently exist on the parcel: a commercial building. The property is a 9,648 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-103-014, located at **400 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 6/24/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to continue 05BAR-00000-00135 for final approval on consent on July 15, 2005.

2. 05BAR-00000-00074 Coffin New Residence, Garage and Barn Santa Ynez
05LUP-00000-00309 (Brian Tetley, Planner) Ridgeline: Rural
Request of Chuck McClure, Richard and Mary Coffin agent and owners, to consider Case No. 05BAR-00000-00074 for **final approval of a new residence of approximately 3,875 square feet, garage of approximately 800 square feet and barn of approximately 2,903 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 15,000 cubic yards of cut and approximately 5,900 cubic yards of fill. The property is a 20 acre parcel zoned AG and shown as Assessor's Parcel Number 135-310-026, located at **Rancho Ynecita Sub-Division** in the Santa Ynez area, Third Supervisorial District. (Continued from 4/29/05 & 6/10/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval of 05BAR-00000-00074. The following condition was made by the Board of Architectural Review members present for this project:

CONDITION:

- **Temporary irrigation for disturbed area will be needed.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. 05BAR-00000-00127 Lengifelder Residence Additions Mission Canyon

(No Planner Assigned) Ridgeline: N/A/Urban/Rural
Request of Christine Pierron, architect for the owner, John Lengifelder, to consider Case No. 05BAR-00000-00127 for **conceptual review of a residence addition of approximately 415 square feet and new garage with upper level exercise room of approximately 925 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,188 square feet. The proposed project will require approximately 49 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned E-1 and shown as Assessor's Parcel Number 023-171-025, located at **370 Windsur Way** in the Mission 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. **Restudy entry element. Strive to retain simplicity, clarity of existing architecture. Work on entry surround. Consider lowering rotunda even more.**
- b. **Possible to identify original architect?**
- c. **Return for preliminary with planner letter (LUP application must be filed).**

4. 04BAR-00000-00342 Wilson/Goldmuntz Residence Addition and New Garage Hope Ranch

05LUP-00000-00001 (Holly Bradbury, Planner) Ridgeline: Urban
Request of Susette Naylor, architect for the owners, David Goldmuntz and Leesa Wilson-Goldmuntz, to consider Case No. 04BAR-00000-00342 for **preliminary approval of a residence addition of approximately 3,354 square feet, remodel of approximately 1,729 square feet and demolition of approximately 1,711 square feet.** The total proposed new residence is approximately 5,083 square feet with a terrace addition to an existing terrace of approximately 520 square feet and covered patio of approximately 277 square feet, existing garage/guesthouse to be converted to guesthouse/wine cellar of approximately 717 square feet, a new garage of approximately 709 square feet and new pool and associated spa. The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, guest/garage of approximately 717 square feet, deck of approximately 466 square feet and stable/storage building of approximately 1,350 square feet. The proposed project will require approximately 861 cubic yards of cut and approximately 301 cubic yards of fill. The property is a 2.9 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-141-013, located at **4178 Cuesta Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/11/05 & 3/18/05)

ACTION: Frocher moved, seconded by Ferguson-Ettinger and carried by vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant preliminary approval of 04BAR-00000-00342. Applicant to return for final approval on consent at the BAR meeting of July 15, 2005..

5. 03BAR-00000-00289 Mira Garage/Workshop Mission Canyon

04LUP-00000-00102 (Dan Nemechek, Planner) Ridgeline: N/A
Request of David Heidelberger, agent for the owner, Philp Mira, to consider Case No. 03BAR-00000-00289 for **further conceptual review/preliminary/final approval of a garage and workshop of approximately 1,440 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,436 square feet with an attached garage (footage excluding garage.) The proposed project will not require grading. The property is a .79 acre parcel zoned 1-E-1-D and shown as Assessor's Parcel Number 023-300-004, located at **1091 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 10/31/03, 11/21/03 & 7/09/04 & 11/19/04 & 5/13/05)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to deny 03BAR-00000-00289. The following comments were made by the Board of Architectural Review members present for this project.

COMMENTS:

Planner: County ROW easement will not be developed as a road. [Correct agenda description.]

Public Comment:

Phil Olson, neighbor:

- **Concerned about neighborhood ambience. Project is not compatible. Al Christ, neighbor: Property out of character with neighborhood. Auto-wrecking yard.**

Randy Reetz:

- **Aerial photos submitted. Cars parked in County ROW. Questions accuracy of plans.**

Murray Scheibe:

- **Property looks industrial, out of keeping with rural character of neighborhood.**

M.A. Haffey:

- **Has put up with for many years. Has most property values. Cars do not get moved.**

Applicant:

- **Site plan is accurate, based on County records.**

BAR Comments:

- **Survey of property needed as a basis for plans.**
- **Landscape plan has not been provided.**
- **Applicant has not provided requested information (site plans, landscape plan, survey) needed for BAR to make findings of neighborhood compatibility, screening.**
- **Project denied, based on lack of information.**

6. 05BAR-00000-00139 Las Positas Shopping Center New Signage Santa Barbara

05SCC-00000-00009 (Amy Trester, Planner)

Ridgeline: N/A

Request of Ronald A. Wilkinson, agent for the owner, James Freeman Family Trust, to consider Case No. 05BAR-00000-00139 for **conceptual review/preliminary/final approval of one double faced illuminated monument identification sign**. The following structures currently exist on the parcel: Chinese restaurant building (Empress Palace). The proposed project will not require grading. The property is a 0.66 acre/square foot parcel zoned CN and shown as Assessor's Parcel Number 049-080-016, located at **2251 Las Positas Road** the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- External sign lighting needed. BAR will not accept internally lit signs.**
- Uplighting placed in landscape could be effective.**
- Sign seems blocky, massive, not in character with neighborhood. Tone down stucco.**
- Materials should complement both shopping center and neighborhood. Consider eliminating plaster, using simple design with raised letters on wood or copper panels. Strive for rural character.**
- Show proposed landscaping.**

[Planner: Sign ordinance prohibits internally lit signs only in Summerland.]

7. 05BAR-00000-00146 Burford Residence Addition Santa Barbara

05LUP-00000-00614 (Amy Trester, Planner)

Ridgeline: Rural

Request of Bryan Pollard, architect for the owners, Jerad and Jeanie Burford, to consider Case No. 05BAR-00000-00146 for **conceptual review of residence addition of approximately 1,326 square feet**. The following structures currently exist on the parcel: residence of approximately 2,079 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 45,549 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-221-005, located at **1453 Twin Ridge** in the Santa Barbara area, Second Supervisorial District.

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

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. 05BAR-00000-00104 Engberg/Jackson Residence Addition Goleta
05CDP-00000-00059 (Lisa Martin, Planner.) Ridgeline: Rural

Request of Loren Solin, architect for the owners, Karen Engberg and Douglas Jackson, to consider Case No. 05BAR-00000-00104 for **further conceptual review/preliminary approval of residence addition of approximately 224 square feet and new terrace of 284 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,876 square feet. The proposed project will not require grading. The property is a 42,679 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-271-004, located at **8424 Vereda del Padre** in the Goleta area, Second Supervisorial District. (Continued from 5/27/05)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson, King, Ravatt and Clough absent) to grant preliminary approval of 05BAR-00000-00104. Applicant to resubmit for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Revised design is huge improvement.
- Preliminary approval. Return for final with details, colors.

9. 05BAR-00000-00133 Hollister Ranch
Rameson Residence Addition, New Garage/Guest House/Wine Cellar/Green House/Pool.

05CDH-00000-00020 (Adrienne Domas, Planner) Ridgeline: N/A
Request of Jason Grant, agent for the owner, Bill Rameson, to consider Case No. 05BAR-00000-00133 for **conceptual review of a residence addition of approximately 1,578 square feet, new three car garage of approximately 1,035 square feet, new guest house of approximately 800 square feet, new green house of approximately 392 square feet, new wine cellar of approximately 216 square feet and new pool and spa.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet. The proposed project will require approximately 445 cubic yards of cut and approximately 285 cubic yards of fill. The property is a 100 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-680-024, located at **Parcel 73** in the Hollister Ranch area, Third 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. Arches on garage are a little excessive.
- b. Breakfast nook element is too massive and takes away from the subtlety of design of the rest of the house. Restudy. Consider a more horizontal, porch-like element, rather than an extension of the main volume of the house. Detailing of this element will be critical. If handled with finesse, breakfast nook could become a gem at this end of the structure.
- c. Restudy garage doors.
- d. Return for preliminary review.

10. 05BAR-00000-00059 Werner New Mixed Use Building Isla Vista
(Adrienne Domas, Planner) Ridgeline: N/A

Request of Vincent Leifert, architect for the owner, Tim Werner, to consider Case No. 05BAR-00000-00059 for **further conceptual review of a mixed-use building of approximately 17,508 square feet.** The following structures currently exist on the parcel: a restaurant 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, Second Supervisorial District. (Continued from 4/15/05 & 5/27/05)

Project received further conceptual review, 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. **Restudy stairwell roofline beneath elevator tower. Break continuous horizontal roofline. Can elevator equipment tower roof be changed to match corner tower?**
- b. **Cut stone facing is too formal for Isla Vista. Consider another material (Hardie board, terra-cotta tile, or brick-colored tile, perhaps?)**
- c. **If change material, use materials to break the horizontality of the structure and create the appearance of clustered buildings.**
- d. **Show proposal for use of color to break up massing.**
- e. **Provide landscape plan. Establish hierarchy of streetscape spaces and uses. Think about delineation of outdoor areas, sidewalk treatment. BAR would support brick sidewalks or use of brick banding with stamped concrete.**
- f. **BAR strongly supports offsite parking as preferred resolution to parking and site design issues.**
- g. **Return for preliminary review with landscape plan.**

11. 03BAR-00000-00192 Two Springs New Residence Gaviota
03CDH-00000-00023 (Dan Nemechek, Planner) Ridgeline: Rural

Request of Larry Graves, architect for the owners, Two Springs, a general partnership, to consider Case No. 03BAR-00000-00192 for **further conceptual review of a new residence of approximately 3,131 square feet, detached garage of approximately 1,400 square feet, guest house of approximately 800 square feet with attached garage of approximately 618 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 4,391 cubic yards of cut and approximately 2,466 cubic yards of fill. The property is a 115.08 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-700-028, located at **Lot #132 Hollister Ranch** in the Gaviota area, Third Supervisorial District. (Continued from 7/25/03)

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

COMMENTS:

Public Comment:

Ed Easton, GCC:

- **Minimization of grading is required. A house designed for a flat site is inappropriate for a sloped site. Grading is excessive. Quantities of grading tell their own story.**

BAR Comments:

- a. **Height calculations should be shown on the plans. Project must meet 16-foot rural ridgeline height limits.**
- b. **Grading totals on agenda are red flag. Totals on plan are substantially lower than agenda description.**

- c. [Applicant: site grading is the result of three meetings with Hollister Ranch design committee.]
- d. BAR appreciates desire to be able to walk around the house. Nevertheless, setting buildings into hillside would better fit site. Possible to shift guesthouse and garage back in order to minimize grading?
- e. Garage would look better with all stone facing.
- f. Trellis is nice addition to house, but does not relate to architecture. Tie into house.
- g. Landscaping: eliminate Geijera
- h. Return for further conceptual. Show pattern of stone facing on material board.

Toro Canyon/Summerland/Carpinteria Areas

12. **04BAR-00000-00028** **Watson Garage/Workshop and Deck** **Summerland**
 04CDP-00000-00021 (Adrienne Domas, Planner) Ridgeline: Urban

Request of Thomas C. Watson, owner, to consider Case No. 04BAR-00000-00028 for **further revised final approval of garage of approximately 792 square feet, workshop of approximately 550 square feet and deck of approximately 242 square feet.** The following structures currently exist on the parcel: a residential duplex of approximately of approximately 2,600 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 7-R-2 and shown as Assessor's Parcel Number 005-202-001, located at **144 Olive Street** in the Summerland area, First Supervisorial District. (Continued from 3/26/04, 5/14/04 & 6/25/04 & 5/13/05)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant revised final approval 04BAR-00000-00028. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

- Jeffrey O'Neil, Summerland Board, present.

BAR Comments:

- As a suggestion, add a few trees along street.
- Body of garage should be darker color.
- Use "Cecina White" ICI 769 as color on garage.
- Revised final approval.

13. **05BAR-00000-00131** **Gifford Residence Addition** **Toro Canyon**
 05CDP-00000-00041 (Holly Bradbury, Planner) Ridgeline: N/A

Request of Paul R. Zinc, architect for the owner, Sandra Gifford, to consider Case No. 05BAR-00000-00131 for **conceptual review/preliminary approval of a residence addition of approximately 415 square feet and an addition of approximately 420 square feet to the existing garage.** The following structures currently exist on the parcel: a residence of approximately 2,400 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 35,082 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-30-023, located at **1708 La Mirada Drive** in the Toro Canyon area, First Supervisorial District.

ACTION: Ferguson-Ettinger moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant preliminary approval of 05BAR-00000-00131. Applicant to resubmit for final approval on consent. No further comments were made by the Board of Architectural Review members present for this project.

- 14. 05BAR-00000-00132 Viniar Farm Employee Dwelling Toro Canyon**
04CUP-00000-00040 (Peter Lawson, Planner) Ridgeline: N/A
Request of Victor Lozzetti, agent for the owners, David and Sue Viniar, to consider Case No. 05BAR-00000-00132 for **conceptual review of project to convert an existing dwelling of approximately 2,150 square foot to a farm employee dwelling. The existing ranch style will be changed to a Spanish style.** The following structures currently exist on the parcel: a residence of approximately 2,150 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill or will not require grading. The property is a 29.06 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-100-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Existing architecture is more charming than proposed style.**
 - Proposal does not seem rural at all. Character will be lost.**
 - Architecture does not read as farmhouse. Restudy to make more understated, rural. E.g., extend eaves, expose rafter tails. Use more wood.**
 - Colors must be darker.**
 - [Planner: correct agenda square footages: 2,445 square feet for project, 2,234 square feet existing structure.]**
- 15. 05BAR-00000-00088 Johnston Residence Addition Toro Canyon**
05CDP-00000-00023 (Lisa Martin, Planner) Ridgeline: N/A
Request of Vic Lozzetti, architect for the owner, Kris Johnston, to consider Case No. 05BAR-00000-00088 for **preliminary/final approval of a residence addition of approximately 816 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,520 square feet, guest house of approximately 1,692 square feet and garage. The proposed project will not require grading. The property is a 1.53 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-140-045, located at **502 Toro Canyon Road** in the Toro Canyon. (Continued from 5/13/05)
- ACTION: Roberts moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval of 05BAR-00000-00088.**
- 16. 05BAR-00000-00140 Cohen New Residence Toro Canyon**
05LUP-00000-00581 (Robert Dostalek, Planner) Ridgeline: Rural
Request of Robin Donaldson, architect for the owners, John and Marcia Cohen, to consider Case No. 05BAR-00000-00140 for **conceptual review of a new residence of approximately 5,641 square feet and attached garage of approximately 980 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-230-003, located at **814 Toro Canyon Road** in the 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:**
- Kris Miller-Fisher: Recused herself.**
 - Return for preliminary with landscape plan.**

- 17. 05BAR-00000-00134 Montgomery Residence Addition Toro Canyon**
05CDH-00000-00021 (Adrienne Domas, Planner) Ridgeline: N/A
Request of Barry Horwitz, agent for the owner, Robert Montgomery, to consider Case No. 05BAR-00000-00134 for **conceptual review of residence addition of approximately 1,413 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,438 square feet. The proposed project will require approximately 125 cubic yards of cut and fill. The property is a 0.9 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-034, located at **3319 Padaro Lane** in the 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:**
- **Is hip roof possible on additions? Include if possible.**
 - **No landscape plan required.**
 - **Return for preliminary.**
- 18. 05BAR-00000-00138 McCullough Front Porch and Retaining Walls Summerland**
05CDP-00000-00042 (Lisa Hosale, Planner) Ridgeline: N/A
Request of Bob McCullough, owner, to consider Case No. 05BAR-00000-00138 for **conceptual review/preliminary/final approval of a front porch of approximately 341 square feet and retaining walls**. The following structures currently exist on the parcel: a residence and attached garage. The proposed project will require approximately 22 cubic yards of cut and fill. The property is a 2,975 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-042, located at **2196 Hardinge** in the Summerland area, First Supervisorial District.
- ACTION: Froscher moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Donaldson, King and Ravatt absent) to grant final approval of 05BAR-00000-00138.**
- 19. 03BAR-00000-00270 Fink New Residence Summerland**
03CDH-00000-00024 (Dan Nemechek, Planner) Ridgeline: Rural
Request of Scott Rowland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for **further conceptual review of a new residence of approximately 8,000 square feet, garage of approximately 750 square feet, guest house of approximately 800 square feet and cabana of approximately 765 square feet and a bridge**. No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and 2000 cubic yards of fill. The property is a 3.02 acre parcel shown as Assessor's Parcel Number 005-260-014, located at **2773 Padaro Lane** in the Summerland area, First Supervisorial District. (Continued from 10/17/03 & 11/19/04 & 4/08/05 & 5/13/05)
- Project received conceptual review only, no action was taken. Project was continued for a site visit scheduled for July 22, 2005. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Applicant presentation. Owner will not reduce square footage.**
- Public Comment:**
Reeve Woolpert:
- **Design is making progress, but there should only be cottage on this site, not a structure of this size. House is too big, inappropriate for site. Screening may help. No intimacy, charm, just more conspicuous consumption. Recreational area with pool in front of house not desirable.**
- Tom Evans:**
- **Not clear what has changed since last meeting. Not much change is visible. Elements could be re-arranged and lowered. Still room for improvement.**
- Jeffrey O'Neill:**
- **Main concern is bridge. Mass/bulk/ scale are also concerns.**

BAR Comments:

- a. Issue is mass/bulk/scale. House will have view impacts on public beach. Site integration, visibility and perceived size are the most important concerns.
- b. Cabana should be placed under house. Moving cabana under house will help reduce massing.
- c. Proposed style variations are interesting, but building shows no sense of hierarchy of different elements, e.g., through different window sizes. Returning to basic shapes will help make design simpler, purer and relate building to site. Too much is going on. Building is too linear. Work with angles.
- d. House needs to be more integrated with site. Step walls to make more organic, mimic/repeat forms of cliffs, hills behind?
- e. Lower elevation is more successful.
- f. Pockets of palms will help break massing.
- g. Much progress. House is far more broken up than previous versions. BAR appreciates applicant's frustration, but process is necessary.
- h. Bridge not appropriate. Affects experience of architecture. Bridge hits you over the head, is over-engineered. Approach should be subtle, magical, understated. Bridge will negatively affect that experience.
- i. Show section drainage for Arizona crossing. Widen distance between path and access road.
- j. Site visit is needed. Arrange for July 22, 2005 site visit, 12:00 pm.

Public Comment:

- a. **Reeve Woolpert:** Enthusiasm of applicant appreciated, but bridge not appropriate. Arizona crossing on grade is more suitable. Bridge makes site feel more developed, extends urbanization. Bridge/overcrossing dominates site, affects trail users. Will completely change character of area, trail experience. Blend overlapping uses to achieve simplicity, tranquility. Don't dramatize differences of spaces.
- b. **Tom Evans:** Vis-5-7 requires minimization of visual impacts. Bridge increases visual impacts. Landscaping should be native. No palms. Eliminate bridge. Keep natural feel.
- c. **Jeff O'Neill:** Formerly, applicant implied that bridge was county requirement, but apparently not so. Drawings not accurate. Gully below bridge not shown. Angle of bridge will change. Width of bridge will require tree removal. Flagman will be less expensive than bridge during construction phase.
- d. **Letter, 7/7/05, Summerland Citizen's Association.** Bridge is intrusion on rural character, should be rejected.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by Kris Miller-Fisher, and carried by a vote of 6 to 0 (Robin Donaldson, James King and Greg Ravatt absent) that the meeting was adjourned until 9:00 A.M. on Friday, July 15, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:20 P.M.