



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of July 15, 2005

Robin Donaldson	Chair	Santa Barbara County
James King	Co-Vice Chair	Engineering Building, Room 17
Pamela Ferguson-Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Greg Ravatt		(805) 568-2000
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, Robin Donaldson, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Robin Donaldson	Chair
Kathryn Dole	1st. Vice Chair
James King	2 nd 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:

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: No changes to the agenda.

III. MINUTES: Miller-Fisher moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Clough, Roberts and Ravatt absent) to table the minutes of July 8, 2005 to the meeting of July 29, 2005.

IV. CONSENT AGENDA

C-1. 03BAR-00000-00274 Gilman Walls, Gates & Posts Toro Canyon

Previously approved case: 03LUP-00000-01064 (Amy Trester, Planner) Ridgeline: Rural Request of Victor Schumacher, architect for the owner, Richard Gilman, to consider Case No. 03BAR-00000-0027 for **revised final on consent review for new 6' wing walls, a 6' gate and 8' posts.** The following structures are currently under construction on the parcel: a permitted residence of approximately 2,723 square feet and garage/storage structure of approximately 1,143 square feet. The proposed project will not require grading. The property is a 9.93 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 155-240-016, located at **891 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Clough, Roberts and Ravatt absent) to grant final approval on consent of 03BAR-00000-00274.

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 & 7/08/05)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Clough, Roberts and Ravatt absent) to grant final approval on consent of 04BAR-00000-00193

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 & 7/08/05)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Clough, Roberts and Ravatt absent) to grant final approval on consent of 03BAR-00000-00353.

C-4. 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 **final approval on consent for additional monument sign. Previously approved on 7/5/05 was 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 7/08/05)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Clough, Roberts and Ravatt absent) to grant final approval on consent of 05BAR-00000-00135.

C-5. 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 **final approval on consent of a residence addition of approximately 4,288 square feet, remodel of approximately 1,729 square feet and demolition of approximately 1,711 square feet. The total proposed new residence is approximately 5,848 square feet with a terrace addition to an existing terrace of approximately 520 square feet and second level new deck of approximately 304 square feet, existing garage/guesthouse to be converted to guesthouse/wine cellar of approximately 724 square feet, a new garage of approximately 649 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 724 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 & 7/08/05)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Clough, Roberts and Ravatt absent) to grant final approval on consent of 04BAR-00000-00342.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

**VI. STAFF UPDATE:
Ron Cortez and Jason Stilwell Topic: Regional Board of Architectural Review**

Recent Actions of Interest:

7/6, PC review of Tucker's Grove Park Verizon Wireless Monopole: PC request for denial findings. Both PCs (PC, MPC) support ordinance revisions that would impose higher standards for telecommunications facilities in schools and parks.

7/6, PC Height methodology: PC suggested "road test" workshop with applicants and agents in North County. Continued with direction for a joint BAR meeting.

Wednesday, 7/13 meeting with Supervisors Firestone regarding formation and operation of regional BARs.

7/12, BoS: P&D operations 90-day review, Ron Cortez

7/13, PC: formation and operation of regional BARs

Upcoming Meeting Dates.

7/19, BoS EIR procedures.

7/26, BoS regional BARs. [Since continued to 9/13/05.]

PC Retreat: July 16, 2005 in BOS Conference Room. Steve Chase: Informal opportunity to discuss direction, open forum for issues.

CEO Presentation on Formation and Operation of Regional BARs (Jason Stilwell), 7/13 PC Meeting:

Jason Stilwell: Presented BoS subcommittees current proposal. BAR's membership concern taken into account.

7/13/05 PC hearing: PC action recommended a single NBAR, two-year terms, review after one year, combined NBAR and CBAR, appointments by whole BoS. Three options for membership. NBAR would be advisory, final decision maker would decide whether to accept conditions. PC wanted BAR input making recommendation to BoS.

Public Comment:

Cecilia Brown:

- **Appreciates very much what BAR does. Unintended consequences are huge of what will go to BoS. Very important that BoS have BAR input. Planning Commission miffed that**

did not hear from BAR. Three BAR reviews in three months is meaningless. Advisory BoS committee needs BAR input.

BAR Discussion:

- Concerns expressed about Orcutt key sites and continuity of BAR review.
- Concern about advisory role, membership without adequate design membership. An advisory BAR will have adverse impacts to whole quality of life, property values of North County. Potential loss of design quality may have an adverse impacts on design character of North County. Lack of professional design board will present challenges to architect/applicants since the BAR makes design comments to help projects move forward.
- Advisory BAR will handicap professionals. Non-design professionals will cause NBAR to lose credibility. Advice will not be professional.
- Present BoS concern is about length of BAR review process. Many large projects in North County are practically small towns, requiring a very thorough, detailed review.
- Real issue is length of process to get project through Santa Barbara County. BAR is just easiest target. BAR mitigates problem of communication between county departments. BAR helps advocate good planning, supports good planning concepts. Nonprofessional boards ("lay boards") do not have background to understand basic planning and design concepts.
- Proposed Central BAR boundary is troublesome. Dividing line should break at Gaviota Tunnel. Gaviota Coast should be within SBAR.
- Alternates, ex-officio members, very problematic. There were used unsuccessfully many years ago. Why introduce a bad idea again? If you want to fix planning process issues and delays, solve through interdepartmental coordination. Create forum for that purpose.
- Televising BAR would help facilitate community access issues and help the public understand exactly what the BAR does.
- BAR Recommendation: BAR representation needed to present issue to BOS. BAR should make clear to BOS what BAR does, value of BAR's service and cost to community of eliminating real design review. BAR wants longer time than general public to speak to BoS at 7/26 meeting. Work with BoS subcommittee. Kate, Val, Robin and Bethany will form a subcommittee to prepare presentation.

VII. STANDARD AGENDA:

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

1. **05BAR-00000-00120** **Flagg New Commercial Facade** **Orcutt**
05LUP-00000-00536 (Kim Probert, Planner) Ridgeline: N/A

Request of Don and KayLynn Flagg, owners, to consider Case No. 05BAR-00000-00120 for **preliminary/final approval of a new commercial facade**. The following structures currently exist on the parcel: a commercial building. The proposed project will not require grading. The property is a 2,400 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-023-011, located at **127 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.
(Continued from 6/10/05)

ACTION: Ferguson-Ettinger moved, seconded by King and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Roberts absent) to grant final approval of **05BAR-00000-00120**. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Are doors extra tall? (Applicant: yes, they are original doors. 7½ feet tall.)
- b. Make mullions taller and thinner.
- c. BAR supports project enthusiastically. Raises the bar for Old Town Orcutt.

d. Final approval.

Mission Canyon/Santa Barbara/Hope Ranch Areas

- 2. 05BAR-00000-00103 Pearson Residence Additions Santa Barbara**
04MOD-00000-00012 (Mark Walter, Planner) Ridgeline: N/A
Request of Dawn Sherry, architect for the owners, Rod and Marlene Pearson, to consider Case No. 05BAR-00000-00103 for **preliminary approval of a modification to the side yard setback to accommodate the construction of an approximately 400 square foot attached two car garage. The new side yard setback depth would be approximately 3'7" from the east property line. Also proposed is a 600 square foot two-story addition and attached 118 square foot deck at the rear of the existing residence, a 312 square foot deck above the new garage and a 50 square foot addition to an existing bathroom.** The following structures currently exist on the parcel: a residence of approximately 2,841 square feet. The proposed project will require no cubic yards of cut and approximately 30 cubic yards of fill. The property is a 8,841 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-072-047, located at **3813 Center Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/13/05)
ACTION: Ferguson-Ettinger moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Robert absent) to grant preliminary approval of 05BAR-00000-00103. Applicant to resubmit for final approval on consent with architectural details.
- 3. 04BAR-00000-00267 Merrick Residence Addition and New Garage Mission Canyon**
04MOD-00000-00011 (Alice Daly, Planner) Ridgeline: N/A
Request of AM Design and Drafting, agent for the owners, James and Heather Merrick, to consider Case No. 04BAR-00000-00267 for **preliminary approval of a modification to allow new attached garage of approximately 407 square feet and a new laundry room addition of approximately 56 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,502 square feet and 117 square foot carport. The proposed project will not require grading. The property is a 4,236 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-212-033, located at **2972 La Combadura Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/19/04)
ACTION: Ferguson-Ettinger moved, seconded by Miller and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Roberts absent) to grant preliminary approval of 04BAR-00000-00267 with §35-321.6 modification finding.
- 4. 05BAR-00000-00155 Rodgers Residence Addition Mission Canyon**
05LUP-00000-00703 (Holly Bradbury, Planner) Ridgeline: N/A
Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **conceptual review of a residence addition of approximately 759 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and garage of approximately 390 square feet. The proposed project will not require grading. The property is a 6,230 square foot parcel zoned 6-R-1 and shown as Assessor's Parcel Number 023-161-013, located at **2956 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District.
Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:
COMMENTS:
a. Recalculate height calculations using the highest roof plane. Cupola is not architectural projection, but is habitable space. BAR will not support height exemption.
b. Balcony walls should be restudied. Consider railing to reduce massiveness of structure.
c. Stepping back of second story works.
d. Cupola is awkward. Restudy.

5. **05BAR-00000-00112 Vilkin/Wright Residence Remodel and Addition Mission Canyon**
05LUP-00000-00112 (Alan Hanson, Planner) Ridgeline: N/A
Request of Vadim M. Hsu, architect for the owners, Michael Vilkin and Stephen Wright, to consider Case No. 05BAR-00000-000112 for **conceptual review of a residential addition/remodel involving construction of a first floor addition of approximately 426 square feet and second floor addition of approximately 1,164 square feet to an existing residence of approximately 2,242 square feet. A new veranda, fish pond, patio improvements are also proposed. The project will involve the widening of the existing driveway and a portion of Holly Road to 20 feet in width and construction of an associated retaining wall ranging from two to seven feet above grade of the existing pavement. Grading for all improvements to the existing residence would not exceed 50 cubic yards of cut and fill. Grading volumes for driveway widening and construction of the proposed retaining wall have not yet been calculated by the applicant. The property is a 59,988 square foot parcel zoned RR-5-D and shown as Assessor's Parcel Number 023-320-012, located at 2921 Holly Road in the Mission Canyon area, Second Supervisorial District.**

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

COMMENTS:

Applicant presentation:

- **Fire Departments okay with 16-foot-wide driveway. Project has addressed Mission Canyon concerns.**
- **Height calculations are needed.**
- **No other comments. Nice project.**
- **Return for preliminary/final.**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

6. **03BAR-00000-00272 Barel's New Garage/Barn Gaviota**
03LUP-00000-01031 (Adrienne Domas, Planner) Ridgeline: Rural
Request of Howard Wittausch, architect for the owner, Larry Barel's, to consider Case No. 03BAR-00000-00272 for **final approval review of a new garage/barn of approximately 5,084 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,408 square feet. The proposed project will require approximately 160 cubic yards of cut and approximately 160 cubic yards of fill. The property is a 3.8 acre parcel zoned U and shown as Assessor's Parcel Number 079-140-011, located at **9000 El Camino Real** in the Gaviota area, Third Supervisorial District. (Continued from 10/17/03 & 2/13/04 & 5/13/05)

ACTION: King moved, seconded by Ravatt and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Roberts absent) to continue 03BAR-00000-00272 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Final review continued.**
- **Return final on consent with construction details.**
- **Color finishes and roof material should not be reflective.**
- **Landscape will be reviewed on consent.**

7. **05BAR-00000-00102 Foster Residential Additions and Remodel Hope Ranch**
05LUP-00000-00410 (Holly Bradbury, Planner) Ridgeline: Urban
Request of Robert Senn, architect for the owners, Hank and Ann Foster, to consider Case No. 05BAR-00000-00102 for **preliminary/final approval of an addition to the first floor of main residence of approximately 198 square feet and a second floor addition of approximately 568 square feet for total main residence addition of approximately 767 square feet; and additionally a first floor remodel of approximately 927 square feet and a second floor remodel of approximately 384 square feet. The project also includes a new detached garage and cabana of approximately 2,167 square feet and new guesthouse and gym of approximately 1,736 square feet.** The following structures currently exist on the parcel: a

residence of approximately 2,452 square feet, detached garage of approximately 380 square feet and detached storage building of approximately 322 square feet. The proposed project will require approximately 2,000 cubic yards of cut and fill. The property is a 2.58 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-003, located at **501 Via Sinuosa** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/13/05)

ACTION: King moved, seconded by Roberts and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Ravatt absent) to grant preliminary approval of 05BAR-00000-00102. 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:

- a. Landscape plan and details are acceptable.
- b. Return with irrigation plan, per Hope Ranch Board.
- c. BAR suggests making boundaries of turf areas straight for ease of maintenance.
- d. Preliminary approval. Return for final on consent.

Toro Canyon/Summerland/Carpinteria Areas

8. 05BAR-00000-00160 Souza Residence Addition Toro Canyon
(No Planner Assigned) Ridgeline: Urban

Request of Tom Ochsner, architect for the owners, John and Gretchen Souza, to consider Case No. 05BAR-00000-00160 for **conceptual review of a residence addition of approximately 1,072 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

- a. Large amount of roof. Scale/mass of structure has increased. North elevation reads as solid wall.
- b. Ways to lower roof pitch? Ridge is now seven feet above height of prior design.
- c. Apparent mass/bulk/scale of roof is excessive. Overall verticality of roof is concern. Find ways to break up and bring down roof mass.
- d. Suggest adding another dormer to rear elevation of roof to break up continuous roof surface?
- e. A section drawing would help.

9. 05BAR-00000-00185 (Previously 04BAR-00000-00311 McMenamin) Toro Canyon
Sutherland Residence Addition and Remodel
05CDP-00000-00074 (Previously 04CDP-00000-00140) (Holly Bradbury, Planner) Ridgeline: Rural

Request of Susan Sherwin, agent for the owner, Toni Sutherland, to consider Case No. 04BAR-00000-00311 for **revised further conceptual/preliminary of a residence addition of approximately 3,891 square feet and garage/storage of approximately 1,230 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately no cubic cut and approximately 187 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05 & 2/25/05 & 4/8/05 & 4/15/05)

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

COMMENTS:

- **Develop elevations more to add depth, details.**
- **Step down driveway retaining wall.**
- **Return for preliminary/final.**

- 10. 05BAR-00000-00122 Wilson Residence Modification Toro Canyon**
05MOD-00000-00003 (Alex Tuttle, Planner) Ridgeline: N/A
- Request of Peter Becker, architect for the owners, Frank M. and Debbie Wilson, to consider Case No. 05BAR-00000-00122 for **preliminary approval of a modification to allow a detached two car garage of approximately 515 square feet, encroaching up to 6 feet 3 inches into the side yard setback.** The following structures currently exist on the parcel: a residence of approximately 3,017 square feet, guest house of approximately 666 square feet and workshop of approximately 432 square feet. The proposed project will require approximately 1 cubic yard of grading. The property is a 1.45 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-060, located at **2929 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 5/27/05)
- ACTION: Miller-Fisher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Ravatt absent) to grant preliminary approval of 05BAR-00000-00122 with §35-321.6 modification finding. Applicant to resubmit for final approval on consent with Zoning Administrator approval. No further comments were made by the Board of Architectural Review members present for this project.**
- 11. 05BAR-00000-00151 Henderson Residence Addition Summerland**
05MOD-00000-00005 (Robert Dostalek, Planner) Ridgeline: Urban
- Request of Victor Schumacher, architect for the owner, John Henderson, to consider Case No. 05BAR-00000-00151 for **conceptual review of a residence addition of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,557 square feet and garage of approximately 564 square feet. The proposed project will not require grading. The property is a 5,988 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-153-009, located at **144 Valencia Road** in the Summerland 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:**
Project involves 14" modification.
- Public Comments:**
Mike Mahoney:
- **Concerned about proximity to the easement, lot coverage, blocking of views. Reilly's, 2402 Shelby: Concerns with bamboos have been addressed.**
- BAR Comments:**
- **BAR can support modification findings.**
 - **Return for preliminary approval.**
- 12. 04BAR-00000-00260 Bekins New Residence and Cabana Toro Canyon**
04LUP-00000-01027 (Adrienne Domas, Planner) Ridgeline: N/A/Urban/Rural
- Request of Barton Myers Associates, Inc., architect for the owners, Michael and Hiroko Bekins, to consider Case No. 04BAR-00000-00260 for **revised conceptual review/preliminary approval of new residence of approximately 4,621 square feet and cabana of approximately 610 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,197 square feet and garage of approximately 661 square feet. The proposed project will require approximately 1,000 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 10.38 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-130-026, located at **705 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/05/04)

ACTION: Ferguson-Ettinger moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Ravatt absent) to grant preliminary approval of 04BAR-00000-00260. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Looks great. Positive comments.
- Preliminary approval. Return for final with details.

13. 05BAR-00000-00119 Freeman Residence Addition Toro Canyon

05CDP-00000-00034 (Lisa Martin, Planner) Ridgeline: N/A

Request of David Heidelberger, architect for the owners, Michael and Jessica Freeman, to consider Case No. 05BAR-00000-00119 for **preliminary/final approval of a residence addition of approximately 1,738 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,643 square feet. The proposed project will not require grading. The property is a .55 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-001, located at **3139 Serena Avenue** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05)

ACTION: Ferguson-Ettinger moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Ravatt absent) to grant final approval of 05BAR-00000-00119.

14. 03BAR-00000-00026 Frampton (formerly Brown) New Residence Toro Canyon

05LUP-00000-00807 (Dan Nemechek, Planner) Ridgeline: Rural

Request of Cearnal Andrulaitis Architects, architect for the owner, Kevin Frampton, to consider Case No. 03BAR-00000-00026 for **revised preliminary approval of a new residence of approximately 10,155 square feet, cabana of approximately 392 square feet with an adjacent trellis of approximately 625 square feet, an accessory structure of approximately 200 square feet, pool, tennis court, and landscaping.** The following structure currently exists on the parcel: A garage of approximately 2,043 square feet. The proposed project will require approximately 1,682 cubic yards of cut and approximately 985 cubic yards of fill. The property is a 12.81 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-018, located at **3010 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/11/03, 7/09/04, 8/13/04)

ACTION: King moved, seconded by Roberts and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Ravatt absent) to grant revised preliminary approval 03BAR-00000-00026. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Applicant:

- No night lighting proposed on tennis courts.

Public Comment:

Paul Resci:

- Outside lighting should be downcast and shielded.

BAR Comments:

- Show all exterior house lighting on plans.
- Revised preliminary approval.

15. 01BAR-00001-00254 Montecito Ranch Estates Landscaping Summerland

02IMPC-00000-00002 (Steve Goggia and Alice Daly, Planners) Ridgeline: Urban

Request of Alissa Greenwalt, agent for the owner, Patrick M. Nesbitt, to consider Case No. 01BAR-00001-00254 for **further conceptual review/preliminary/final approval for revisions of landscaping on subject parcel and along Via Real within County right of way.**No structures currently exist on the parcel. The proposed project will not require grading. The property is a 46.44 acre parcel zoned RR-5 and shown as Assessor's Parcel Numbers 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District. (Continued from 11/30/01, 1/18/02, 2/15/03, 11/19/04 & 6/10/05)

ACTION: Miller-Fisher moved, seconded by Roberts and carried by a vote of 5 to 0 (Dole, Clough, Froscher and Ravatt absent) to grant preliminary approval of 01-00001-000254. 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:

Disclosure: Robin Donaldson met with Mr. Nesbitt at the site yesterday.

Planner Comment:

- Myoporum hedge is on approved plans for adjacent parcel.

Public Comments:

- Trail users' petition supporting project.

Ana Carillo, Carpinteria Valley Association:

- This plan is different from what was previously approved. Very large, very grand for rural Summerland.

Reeve Woolpert:

- We are being absorbed by Montecito. Summerland is much more rural than proposed design.

David and Dr. Nancy Hill letter, 7/8/05:

- Concern for consistency of project with approved plans. Ostentatious entrance not consistent with rural character. Deviation from plans with impunity weakens process.

Tom Evans:

- Both parcels part of Summerland Community Plan. Was not understood that these conifers would be planted. Cited applicable Summerland Community Plan policies (White Hole): Maximum protection of view corridors, Preserve rural/residential character, Public views of mountains protected and enhance, Visual and aesthetic impacts minimized. BAR being asked to approve as-built after the fact. Design is not rural in character. BAR should deny any changes not consistent with originally approved plan. Project should not be a continuation of neighboring sod farm or a grand estate.

BAR Comments:

- a. Request for approval of as-built landscaping and features that do not conform to originally approved house plans places BAR and P&D in difficult position
- b. BAR recognizes that because of its size and location the lot character is different from the character of other, smaller lots within in the heart of Summerland. BAR also recognizes that the property owner's need for privacy is important. The question is how to respect property rights while being a good neighbor and respecting the character of the community.

Wall and Gate:

- c. A formal stone entry is acceptable, but it must follow the previously approved plans as to allowable height (5 feet). Pilasters and gates must come out, if they do not conform to previously approved height. Wall is in fact 8 feet at one point near gate, although plans show 5-foot wall behind 3-foot retaining wall. Landscape planter is wider than approved plans. Does not comport with intent.
- d. At point where wall is 8 feet, place earth berm with no more than 4:1 slope to diminish height of wall. BAR will accept a height of 6.5 feet for a distance of 4 feet in this location, if Building and Safety does not object.
- e. Gates were not deemed appropriate as part of original house approval. However, BAR recognizes the applicant's desire for a gate and will accept a less ornate gate, with simpler, heavier members than that presently on site.

Landscaping and Views:

- f. Views of mountains must be protected. Replace 16 cypress and all willows with a smaller number of oaks and sycamores. Eliminating cypress and replacing with

oaks or sycamores would be more appropriate. Sycamores and oaks should be placed to protect mountain views; cypress and willows will.

- g. Use plant or hedge along boundary fence that will conceal fence, but does not grow over 6 feet. Eliminate Myoporum. Use shrubs, e.g., Ceanothus, Escalonia organensis, lacing through and meandering on both sides of fence. Similarly run ground cover on both sides of fence.
- h. Return for final on consent with changes.

16. 04BAR-00000-00001 Hourigan Subdivision Goleta
02TRM-00000-00005 (Peter Imhof, Planner) Ridgeline: N/A

Request of Laura Bridley, agent for the owner, Terri Hourigan, to consider Case No. 04BAR-00000-00001 for **further conceptual review of a residential subdivision and development of five new, two story single-family residences, ranging between 3,008 and 3,172 square feet, two duplex units (each 2,160 square feet) and an open space lot. Lots 1 and 2 are approximately 3,720 square feet each, Lots 3, 4 and 5 are approximately 3,240 square feet each and lots 6 and 7 are approximately 1,200 square feet each.** The following structures currently exist on the parcel: Lot 8 an existing residence and garage of approximately 3,337 square feet with three accessory buildings, Lot 9 a residence and garage of approximately 3,132 square feet and Lot 6 a modular home and garage to be removed. The proposed project will require approximately 2,500 cubic yards of cut and fill on overall parcels. The property is a 5.8 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 069-060-040, located at **1118 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. (Continued from 1/16/04, 10/03/03, 3/12/04)

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

COMMENTS:

Public Comments:

Scott Houston, neighbor:

- Very impressed with project, has followed since submittal. Interested in transition properties. This project goes above and beyond in addressing neighbor concerns. Park-like setting is beneficial.

Collin Jones, neighbor:

- Supports project. Thanks for addressing concerns.

Youli Li, neighbor,

- **Maycourt:** Any follow-through with previous comments, especially re: two-story homes on Patterson? Setback issue resolved. Concern with a number of high driveways. Otherwise, plan addresses neighbor concerns.

Kunstal letter:

- Concerns about two-story homes on Patterson (Lots 1 and 2). Traffic concerns. Protect oaks on lots 1 and 2. Views would be impacted.

BAR Comments:

- BAR supports direction of project. Revisions address many issues and design concerns that BAR looks for in subdivisions with respect to siting, garage placement, etc.
- BAR likes muted colors.
- BAR appreciates respect for oaks in the approach to siting and design.
- If walls are proposed at the entry to the subdivision, they must be very sensitive to the surrounding neighborhood.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Pamela Ferguson-Ettinger moved, seconded by Chris Roberts, and carried by a vote of 5 to 0 (Kathryn Dole, Bethany Clough, Valerie Froscher and Greg Ravatt absent) that the meeting was adjourned until 9:00 A.M. on Friday, July 29, 2005 at St. Mark's in the Valley Episcopal Church, 2905 Nojoqui Street, Los Olivos, CA 93441

Meeting adjourned at 5:15 P.M.