



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of August 10, 2007**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy Roberts, at 9:31 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Jeremy Roberts Chair
Chris Roberts Vice Chair
Valerie Froscher
Pamela Ferguson-Ettinger
Martha Gray
Laurie Romano
David Villalobos SBAR Secretary
Michelle Gibbs Planner III

COMMITTEE MEMBERS ABSENT: None

STAFF MEMBERS PRESENT:

Dianne Black, Director, Development Services
Sarah Clark, Planner, Development Review
Selena Buoni, Planner, Development Review

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 2

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Gray moved, seconded by Romano and carried by a vote of 4 to 0 (Froscher, C. Roberts absent) to adopt the following changes to the agenda:

Item No. C-1 – Swanson Retaining Wall (06BAR-00000-00158) – Dropped from the Consent Agenda.

Item No. 11 – Tyre Residence Additions (07BAR-00000-00099) – Continued to the SBAR meeting of September 21, 2007.

III. MINUTES: Ferguson-Ettinger moved, seconded by Gray, and carried by a vote of 5 to 0 (Froscher absent) to approve the minutes of July 20, 2007, as revised.

IV. CONSENT AGENDA:

C-1. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara
06LUP-00000-00611 (Sarah Clark, Planner) Jurisdiction: Ridgeline - Rural

Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for **final approval on consent of a tieback and grade beam retaining wall of approximately 25 feet in height and 100 square feet in length and landscape plan.** The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of

approximately 256 square feet, and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-018, located at **5597 W. Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/06/06, 5/11/07, 5/25/07, 6/22/07, 7/06/07, and 7/20/07)

ACTION: Gray moved, seconded by Romano, and carried by a vote of 4 to 0 (Froscher, C. Roberts absent) to drop 06BAR-00000-00158 from the Consent Agenda. See *Agenda Status Report*.

C-2. 07BAR-00000-00138 Furukawa New Two Story Residence Hope Ranch
07CDP-00000-00042 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Ray Ketzler, architect for the owners, Mr. and Mrs. Gary Furukawa, to consider Case No. 07BAR-00000-00138 for **final approval on consent of a new two story residence of approximately 7,181 square feet, garage of approximately 1,764 square feet and guesthouse of approximately 736 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 400 cubic yards of cut and fill. The property is a 4.08 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-172-003 located at **4275 Mariposa Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/08/07 and 7/20/07)

ACTION: C. Roberts moved, seconded by Romano, and carried by a vote of 6 to 0 to continue 07BAR-00000-00138 to a future SBAR meeting.

SBAR COMMENT:

- Bring lighting plans next time.

C-3. 06BAR-00000-00231 Vedder Farm Employee Dwelling Carpinteria
06CUP-00000-00042 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Eric Swenumson architect and Teri Green, agent for the owners, Phillip Vedder and Dwight S. Vedder, to consider Case No. 06BAR-00000-00231 for **final approval on consent of a new agricultural employee dwelling of approximately 1,600 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,600 square feet, three single-story agricultural employee dwellings totaling approximately 5,060 square feet and several agricultural accessory structures/shed totaling 36 square feet. The proposed project will require approximately 32 cubic yards of cut and no fill. The property is a 52.29 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-200-057, located at **2022 Lilington Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/15/06 and 7/20/07)

ACTION: C. Roberts moved, seconded by Romano, and carried by a vote of 6 to 0 to grant final approval on consent of 06BAR-00000-00231.

C-4. 06BAR-00000-00144 Living Faith Center Parking Area Landscaping Goleta
06SCD-00000-00010 (Lisa Hosale, Planner) **Jurisdiction: Permit Condition**

Request of Thomas Hashbarger and Kris Kimpel, architects for the owner, Living Faith Center and applicant Michael Brown, to consider Case No. 06BAR-00000-00144 for **final approval on consent of new landscape, lighting, fencing, repaving and concrete walls in and around existing parking areas.** The following structures currently exist on the parcel: Church Worship Center, Activity Center and a single family dwelling. The proposed project will not require grading. The property consists of two parcels of approximately 2.47 acres and 1.42 acres zoned 15-R-1 and 10-R-1 shown as Assessor's Parcel Number 061-061-025 and 061-062-016, located

at **4597 Hollister Avenue** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06 and 11/17/06)

ACTION: C. Roberts moved, seconded by Romano, and carried by a vote of 6 to 0 to grant final approval on consent of 06BAR-00000-00144.

CONDITION:

- Wall lights must be removed and made into pole lights.

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

VI. **STAFF UPDATE:** None.

VII. **STANDARD AGENDA:**

Isla Vista/Goleta

1. **07BAR-00000-00160 Skinner Residence Addition Goleta**
07SCD-00000-00021 (Holly Bradbury, Planner) Jurisdiction: Goleta

Request of Carl Schnider, architect for the owner, Robert Skinner, to consider Case No. 07BAR-00000-00160 for **conceptual review of a residence addition of approximately 391 square feet**. The following structures currently exist on the parcel: a two-story residence of approximately 3,143 square feet and an attached two-car garage of approximately 400 square feet. The proposed project will not require grading. The property is a 0.19 acre parcel zoned DR-3.3 and shown as Assessor's Parcel Number 069-680-006, located at **726 Cathedral Pointe Lane** in the Goleta area, Second Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent. The following comment was made:

SBAR COMMENT:

- Project is appropriate.

2. **07BAR-00000-00155 Feingold Residence Addition and Remodel Goleta**
07CDH-00000-00019 (Sarah Clark, Planner) Jurisdiction: Goleta

Request of Sieglinde Pukke, architect for the owner, Gordon Feingold, to consider Case No. 07BAR-00000-00155 for **conceptual review of a residence addition and remodel of approximately 515 square feet**. The following structures currently exist on the parcel: a residence and garage of approximately 3,948 square feet. The proposed project will not require grading. The property is a 0.75 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-028, located at **5242 Austin Road** in the Goleta area, Second Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for preliminary/final. The following comments were made:

SBAR COMMENTS:

- Project looks good and is appropriate.
- Bring color boards and details on the roof deck next time.

3. 07BAR-00000-00167 Guajardo Residence Addition and New Garage Goleta
07LUP-0000-00440 (Lisa Martin, Planner) Jurisdiction: Goleta/Coastal

Request of Don Swann, architect for the owners, Ed and Karen Guajardo, to consider Case No. 07BAR-00000-00167 for **conceptual review of a residence addition of approximately 1,002 square feet (net), demolition of the existing 501 square foot garage, and a new attached two car garage of approximately 628 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,971 square feet and an attached garage of approximately 501 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-026, located at **4615 More Mesa Drive** in the Goleta area, Second Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent (with landscape architect present). The following comments were made:

SBAR COMMENTS:

- **This project was not previously required to come to SBAR, but is now subject to the *Eastern Goleta Valley Residential Design Guidelines*, and therefore must now come to SBAR.**
- **SBAR appreciates that this will remain a one-story house.**
- **Add a few trees along the driveway.**

4. 07BAR-00000-00082 Phelps Residence Remodel Goleta
07LUP-00000-00432 (Amy Trester, Planner) Jurisdiction: Ridgeline - Rural

Request of Peter Becker, architect for the owner, Doug Phelps, to consider Case No. 07BAR-00000-00082 for **further conceptual review of structural and exterior changes, including door, window, color, and material changes, addition of dormers, conversion of the existing one-car garage to habitable/porch space. Also proposed is the addition of a covered porch at the new entry and new trellis that will connect the dwelling and the detached garage. The project requires a height variance from SBAR due to current non-conformance with hillside/ridgeline due to new height ordinance.** The following structures currently exist on the parcel: a two-story residence of approximately 3,020 square feet with an attached one-car garage of approximately 260 square feet and detached two-car garage of approximately 216 square feet. The proposed project will not require grading. The property is a 7.21 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-390-009, located at **5653 West Camino Cielo** in the Goleta area, Second Supervisorial District. (Continued from 5/11/07)

Project received further conceptual review only. No action taken. Applicant may return for preliminary/final. The following comments were made:

SBAR COMMENTS:

- **Project looks good and is appropriate.**
- **Bring color boards next time.**

5. 07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon
07LUP-00000-00177 (Jim Heaton, Planner) Jurisdiction: Toro

Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **site visit of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned MT-TORO-40 and shown as Assessor's Parcel Number

155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07 and 5/25/07)

Project received a visit only, no action was taken. This item to be reviewed for further conceptual later in the day.

6. **06BAR-00000-00278** Montecito Ranch Estates Properties Inc. New Residence **Summerland**
07CDP-00000-00079 (Selena Buoni, Planner) **Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00278 for a **site visit of a new residence of approximately 7,628 square feet with a basement of approximately 600 square feet, attached garage of approximately 902 square feet, a guesthouse of approximately 756 square feet, pool, spa and associated landscaping.** No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-063, located at **130 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06)

Project received a visit only, no action was taken. This item to be reviewed for further conceptual later in the day.

7. **06BAR-00000-00279** Montecito Ranch Estates Properties Inc. New Residence **Summerland**
07CDP-00000-00080 (Selena Buoni, Planner) **Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for a **site visit of a new residence of approximately 7,494 square feet, with a basement of approximately 693 square feet, detached garage of approximately 966 square feet, guesthouse of approximately 741 square feet, a sunken tennis court, pool, spa, gazebo, and associated landscaping and hardscaping.** 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 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06)

Project received a visit only, no action was taken. This item to be reviewed for further conceptual later in the day.

8. **07BAR-00000-00114** Layman New Residence Addition and New Garage **Santa Barbara**
07MOD-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owners, Mary and Otto Layman, to consider Case No. 07BAR-00000-00114 for a **site visit of the demolition of the existing 1,761 square foot residence and detached garage and the construction of a new, approximately 3,613 square foot single-family residence with a 504 square foot detached garage with attached 198 square foot shop. A detached trellis of 120 square feet would also be included with the project.** The maximum height of the new residence would be approximately 17 feet above existing grade. One coast live oak tree would be relocated on-site as part of the project. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, garage of approximately 369 square feet, four sheds and corrals. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 061-273-003, located at **4640 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07)

Project received a visit only, no action was taken. This item to be reviewed for further conceptual and preliminary later in the day.

Mission Canyon/Santa Barbara/Hope Ranch Areas

**9. 07BAR-00000-00114 Layman New Residence Addition and New Garage Santa Barbara
07MOD-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Goleta****

Request of Joaquin Ornelas, agent for the owners, Mary and Otto Layman, to consider Case No. 07BAR-00000-00114 for **further conceptual review and preliminary approval of the demolition of the existing 1,761 square foot residence and detached garage and the construction of a new, approximately 3,613 square foot single-family residence with a 504 square foot detached garage with attached 198 square foot shop. A detached trellis of 120 square feet would also be included with the project.** The maximum height of the new residence would be approximately 17 feet above existing grade. One coast live oak tree would be relocated on-site as part of the project. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, garage of approximately 369 square feet, four sheds and corrals. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 061-273-003, located at **4640 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07)

ACTION: Froscher moved, seconded by Romano, and carried by a vote of 5 to 0 (Ferguson-Ettinger absent) to continue 07BAR-00000-00114 to the SBAR meeting of September 21, 2007.

SBAR COMMENTS:

- **The house is too large for the constrained site.**
- **The oaks are important to the visual character of the site, therefore, it is important to save as many oak trees as possible. Please restudy the rear elevation to try to bring the rear of the house closer to the road, further away from the oak trees on site in order to preserve more trees. Consider stepping the great room down with the terrain to help accomplish this. Also, on the plans, please show the location of the grade break near the rear of the house.**
- **SBAR appreciates the change of the turret from an octagonal shape to a circular shape, however, the turret continues to detract from the house and should be more integral with the architecture. Consider making an entry courtyard near the center of the house. Otherwise, the front elevation is appropriate and SBAR can support a modification.**
- **Return for further conceptual review.**

**10. 07BAR-00000-00177 Torchia Addition and New Garage Santa Barbra
07LUP-00000-00462 (Jim Heaton, Planner) **Jurisdiction: Goleta****

Request of Joaquin Ornelas, agent for the owner, Christian Torchia , to consider Case No. 07BAR-00000-00177 for **conceptual review of a second story addition of approximately 645 square feet with stairs of approximately 94 square feet, demolition of existing garage and proposed new garage of approximately 716 square feet and covered porch of approximately 32 square feet.** The following structures currently exist on the parcel: a residence with an attached garage of approximately 1,740 square feet and a residential second unit of approximately 796 square feet. The proposed project will not require grading. The property is a 25,002 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-202-020, located at **4455 Nueces Drive** in the Goleta area, Second Supervisorial District.

Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:

SBAR COMMENTS:

- **The second story element should be set back from the first story, or consider an addition to the first story instead.**
- **Tile roofing may not be compatible with the style of the houses in the neighborhood. A hacienda style would be more appropriate than a two story Spanish style. Please bring more photographs of the surrounding neighbors to give SBAR a better picture of the existing setting.**
- **Elevations need to clearly depict what is proposed.**

11. 07BAR-00000-00099 Tyre Residence Additions Santa Barbara
07LUP-00000-07414 (Sarah Clark, Planner) Jurisdiction: Goleta

Request of Patrick Marr, agent for the owners, Jeff and Margie Tyre, to consider Case No. 07BAR-00000-00099 for **further conceptual review of an addition of approximately 544 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 2,242 square feet and garden shed of approximately 340 square feet. The proposed project will require approximately no cut and approximately 33 cubic yards of fill. The property is a 0.51 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-019, located at **4531 Auhay Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/25/07)

ACTION: Gray moved, seconded by Romano, and carried by a vote of 4 to 0 (Froscher, C. Roberts absent) to continue 07BAR-00000-00099 to the SBAR meeting of September 21, 2007. See Agenda Status Report.

12. 07BAR-00000-00118 Shapiro Guesthouse and Pool Santa Barbara
07LUP-000000-00304 (Lisa Martin, Planner) Jurisdiction: Ridgeline- Rural

Request of Joe L. Ewing, architect for the owners, Stephen and Michele Shapiro, to consider Case No. 07BAR-00000-00118 for **further conceptual review of a new guest house of approximately 798 square feet with approximately 470 square feet of attached trellis, grading of approximately 83 cubic yards, a new pool, spa and outdoor shower.** The following structure currently exists on the parcel: a residence of approximately 2,998 square feet. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned MT-100 and shown as Assessor's Parcel Number 153-300-004, located at **2000 San Marcos** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07)

Project received further conceptual review only. No action taken. Applicant may return for preliminary/final. The following comments were made:

SBAR COMMENTS:

- **The project is appropriate.**
- **Please provide details on the proposed landscaping and erosion control measures that will be implemented on the hillside behind the guesthouse.**
- **Please bring color boards next time.**

13. 07BAR-00000-00117 Starr New Residence Mission Canyon
07LUP-00000-00302 (Sarah Clark, Planner) Jurisdiction: Mission

Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **conceptual review of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd**

floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall. The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.00 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District.

Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:

SBAR COMMENTS:

- **Please bring the project to the Mission Canyon Association's Architectural Review Board for their input.**
- **Unsuccessful design, stacking addition on west side of house. The second story addition may be too massive and should be set back from the first floor. SBAR needs more information about the neighbor's houses and site details. Specifically, please bring more photographs of the neighbors' houses and please document how visible the site is from the street.**
- **Please show all site walls and railings on the elevations.**
- **Please show a site section from the site wall to the back of the new residence.**

14. 07BAR-00000-00174 Koke New Residence, Detached Garage, Guesthouse & Accessory Structures Hope Ranch
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**

Request of Tom Ochsner, architect for the owners, Rene and Marisa Koke, to consider Case No. 07BAR-00000-00174 for **conceptual review of a new residence of approximately 9,201 square feet, detached garage/workshop of approximately 1,388 square feet, guesthouse of approximately 800 square feet and accessory structure (exercise room) of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,355 square feet, detached garage of approximately 816 square feet, detached carport of approximately 880 square feet and guesthouse of approximately 670 square feet (all to be demolished). The proposed project will require approximately 1,800 cubic yards of cut and fill. The property is a 4.8 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-131-007, located at **4230 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District.

Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:

SBAR COMMENTS:

- **Please submit an application for a permit prior to returning to SBAR.**
- **Prior to commenting on architecture of house, BAR wants to perform a site visit to gain sense of neighborhood context.**
- **SBAR appreciates the architect's offer to install story poles. Please string the highest ridge of the house and please story pole the sports court including the netting.**
- **Please bring landscape plans next time.**

15. 07BAR-00000-00178 Ford New Guesthouse and Pool Hope Ranch
(No Assigned Planner) **Jurisdiction: Ridgeline-Urban**

Request of On Design, architect for the owner, Eric Ford, to consider Case No. 07BAR-00000-00178 for **conceptual review of a new guesthouse of approximately 800 square feet with an attached covered patio of approximately 704 square feet and new pool of approximately 528 square feet.** The following structures currently exist on the parcel: residence

of approximately 4,406 square feet and a detached two-car garage of approximately 586 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.84 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-030-052, located at **3904 Via Laguna** in the Hope Ranch area, Second Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for further conceptual/preliminary. The following comments were made:

SBAR COMMENTS:

- **Please submit an application for a permit prior to returning to SBAR.**
- **Project is appropriate and SBAR can support the modification to the setback.**
- **Please bring details on the pool.**
- **SBAR supports planting of olive trees at the entrance.**

Toro Canyon/Summerland/Carpinteria Areas

16. 06BAR-00000-00302 Rothbard New Residence Carpinteria
07CDP-00000-00039 (Errin Briggs, Planner) Jurisdiction: Toro

Request of Britt Jewett, architect for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00302 for **final approval of the demolition of an existing 3,500 square foot residence and the construction of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet, guesthouse of approximately 742 square feet and pool cabana of approximately 800 square feet with a second story gym addition of approximately 504 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,500 square feet, second residence of approximately 2,500 square feet and a garage/barn of approximately 1,000 square feet. The proposed project will require approximately 333 cubic yards of cut and 177 cubic yards of fill. The property is a 22.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 1/19/07, 2/23/07, 5/25/07 and 6/08/07)

ACTION: C. Roberts moved, seconded by Froscher, and carried by a vote of 4 to 0 (Ferguson-Ettinger, Romano absent) to continue 06BAR-00000-00302 to the SBAR meeting of August 24, 2007. Applicant may return for final on consent (with landscape architect present).

SBAR COMMENTS:

- **All lighting must be shielded. Please use downward-focusing sconces on the wall-mounted light fixtures.**
- **Please return with finished elevations and details on the proposed hardscaping and railing.**
- **Please bring details on the pool fencing if a pool cover is not proposed.**
- **Please provide more details on the irrigation plans.**

17. 07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon
07LUP-00000-00177 (Jim Heaton, Planner) Jurisdiction: Toro

Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **further conceptual review and preliminary approval of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned MT-TORO-40 and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro**

Canyon Park Road in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07 and 5/25/07)

ACTION: C. Roberts moved, seconded by Froscher, and carried by a vote of 4 to 0 (Ferguson-Ettinger absent; Gray recused) to grant preliminary approval of 07BAR-00000-00062. Applicant may return for final.

SBAR COMMENTS:

- SBAR appreciates the re-installation of the story poles and the response to SBAR's last comments on the design.
- The proposed vines on the face of the loggias are appropriate.
- Please add more oaks to screen the south elevation. Also consider adding more dark-colored chaparral species to help screen the south elevation as well.
- Please bring color boards next time.

18. **06BAR-00000-00278** **Montecito Ranch Estates Properties Inc. New Residence** **Summerland**
07CDP-00000-00079 (Selena Buoni, Planner) **Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00278 for **further conceptual review of a new residence of approximately 7,628 square feet with a basement of approximately 600 square feet, attached garage of approximately 902 square feet, a guest house of approximately 756 square feet, pool, spa and associated landscaping.** No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-063, located at **130 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06)

Project received further conceptual review only. No action taken. Applicant may return for preliminary. The following comments were made:

SBAR COMMENTS:

- SBAR appreciates the architect's efforts to address the SBAR's last comments. The architecture is a big improvement and the articulation is much improved. However, there are now too many different elements along the roofline. The roofline needs an element that unifies the roofline. The barrel vault is not appropriate because it gives the house a commercial feel. Raising the plate height and the use of a gable or hipped roof would be more appropriate instead.
- One board member felt that the turret over the motor court entry was more successful in scale and form than the other turret.
- Planner to verify heights of turrets.
- One board member felt that the white trim is not appropriate and detracts from the building.
- Restudy use of stone base all around the building.
- Recommend planting native species to cover publically visible slopes. Appropriate materials include toyon, *Rhus* spp., sage species (*Salvia* spp.), *Prunus illicifolia*, and oaks in masses. Intersperse these plantings with a native hydroseed mix. Please provide a planting plan next time.

PUBLIC COMMENT:

- **Tom Evans** - The house is much improved and likes the direction that it is going in. The stone base should be sandstone. Slate roofs can be reflective. Doesn't like the architectural projections, however, likes the clearstories – prefers a simple roof.

19. 06BAR-00000-00279 Montecito Ranch Estates Properties Inc. New Residence Summerland
07CDP-00000-00079 (Selena Buoni, Planner) Jurisdiction: Summerland

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for **further conceptual review of a new residence of approximately 7,494 square feet, with a basement of approximately 693 square feet, detached garage of approximately 966 square feet, guesthouse of approximately 741 square feet, a sunken tennis court, pool, spa, gazebo, and associated landscaping and hardscaping.** 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 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06)

Project received further conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:

SBAR COMMENTS:

- **There is a discrepancy between the existing grade on the site, versus the "existing grade" shown on the plans, leaving it difficult for SBAR to review the height of the new house. It appears that the discrepancy could be due to the fact that a large amount of fill was approved on the site under a separate permit but has not been completed yet. SBAR needs clearer information on the existing elevations, the approved elevations, and proposed finished floor elevations before comments can be provided on the architecture. Please re-install story poles and demarcate the "new approved grade" and the proposed finished floor on the story poles. Please string these elevations as well. Finally, please string the highest ridgeline of the house and certify the heights of the story poles. Until the above mentioned items are addressed, the SBAR is uncomfortable making comments on the project.**

PUBLIC COMMENT:

- **Tom Evans** - The revised grading plan was approved prior to the configuration of the road and it was a mistake to not require BAR review of the grading plan. Anything that can be done now to improve the road would be good. The house on this lot should have a low profile. In addition, the Summerland Community Plan does not allow raising the grade to improve views. The proposed house should be stepped into the grade. Requests that the County review the overall grading of all of the parcels, especially the northern parts of this parcel and the grading conducted on Lot 3. Was the grading completed according to what was approved?

There being no further business to come before the South Board of Architectural Review Committee, Committee Member Gray moved, seconded by Froscher, and carried by a vote of 4 to 0 (Ferguson-Ettinger, Romano absent) that the meeting be adjourned until 9:00 A.M. on Friday, August 24, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:21 P.M.