

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of August 12, 2005

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

COMMITTEE MEMBERS ABSENT: Pamela Ferguson-Ettinger and Kris Miller-Fisher

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (King, Ferguson-Ettinger and Miller-Fisher absent) to

- Dropped Item #6 04BAR-00000-00009 Boger 2nd Floor Addition and Roof Deck from the agenda at the request of the applicant.
- Dropped Item #11 05BAR-00000-00180 Lazy "S" Ranch New Employee Farm Dwelling from the agenda at the request of Planning and Development.
- Continue Item # 20 04BAR-00000-00059 Swords New Residence to the meeting of September 16, 2005 at the request of the applicant.

III. MINUTES: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Mille-Fisher absent) to approve the Minutes of July 29, 2005.

IV. CONSENT AGENDA:

- C-1. 03BAR-00000-00148 Caird New Residence Santa Barbara**
01CDH-00000-00022 (Michelle Wilson, Planner) Ridgeline: N/A
Request of Angie Huff, architect for the owners, Ron and Patricia Caird, to consider Case No. 03BAR-00000-00148 for **final approval on consent of a new residence of approximately 2,899 gross square feet with an attached garage of approximately 516 square feet and exterior decking of approximately 1,650 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16,905 square foot parcel zoned AG-1-5 and shown as Assessor's Parcel Number 065-250-051, located at **1365 More Ranch Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 11/14/03, 2/11/05 & 5/27/05)
ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to grant final approval on consent of 03BAR-00000-00148.
- C-2. 03BAR-00000-00149 Caird New Residence Santa Barbara**
01CDH-00000-00023 (Michelle Wilson, Planner) Ridgeline: N/A
Request of Angie Huff, architect for the owners, Ron & Patricia Caird, to consider Case No. 03BAR-00000-00149 for **final approval on consent of a new residence of approximately 3,124 gross square feet with an attached garage of approximately 611 square feet and exterior decking of approximately 1,380 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16,905 square foot parcel zoned AG-1-5 and shown as Assessor's Parcel Number 065-250-050, located at **1369 More Ranch Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 11/14/03, 2/11/05 & 5/27/05)
ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to grant final approval on consent of 03BAR-00000-00149.
- C-3. 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 **final approval on consent for revisions of landscaping on subject parcel and along Via Real within County right of way and a new entry gates.** 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 & 7/15/05)
ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to grant final approval on consent of 01BAR-00001-00254.
- C-4. 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 **final approval on consent 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 7/15/05)

ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to grant final approval on consent of 05BAR-00000-00102.

C-5. 04BAR-00000-00033 Kennedy Guest House Hope Ranch

04LUP-00000-00082 (Amy Trester, Planner) Ridgeline: N/A

Request of Ray Kennedy, owner, to consider Case No. 04BAR-00000-00033 for **final approval on consent a guest house of approximately 457.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet with an attached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 12 cubic yards of fill. The property is a 1.5 acre zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-031-004, located at **4380 Via Esperanza**, Second Supervisorial District. (Continued from 2/27/04 & 6/24/05)

ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to grant final approval on consent of 04BAR-00000-00033.

C-6. 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 **final approval on consent 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 & 7/15/05)

ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to grant final approval on consent of 05BAR-00000-00122.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

- Robin will meet with P&D staff this morning (8/12) to discuss conceptual concurrent PC/BAR reviews.
- Bethany and Val visited Gerrity project site. Kate Dole must recuse herself from consideration of project.
- BAR subcommittee on proposed NBAR formation will want to request a time to speak at the 9/27/05 BOS hearing.
- Jim King: Greg Ravatt related a conversation with Supervisor Centeno in which Mr. Centeno expressed surprise that Greg could be on BAR when living out of area.
- Kate Dole has to leave today at noon and will not be present for the afternoon session.

VI. STAFF UPDATE:

- On 8/10/05, PC considered other required BAR ordinance amendments required by regional BAR formation.
- On 8/10/05, PC also considered proposed Height Definition/ Calculation methodology changes. (No action taken, continued to 9/14 hearing.)
- 8/24 2nd PC retreat scheduled. PC will discuss topics including intake process and PC planning role.
- Originally scheduled 8/26 meeting has been re-scheduled to 8/19.
- Previously scheduled 9/2 meeting has been re-scheduled to 9/12.
- 9/16: Hollister Ranch design committee has requested meeting with BAR.
- 9/21: Joint MPC/MBAR meeting planned.
- 9/27: Regional BAR formation proposal at BOS.

VII. STANDARD AGENDA:

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

- 1. 05BAR-00000-00165 Anaya New Residence Orcutt**
05LUP-00000-00738 (Lilly Okamura, Planner) Ridgeline: N/A
Request of Ernie and Lori Anaya, owners, to consider Case No. 05BAR-00000-00165 for **conceptual review/preliminary/final approval of a new residence of approximately 2,281 square feet and garage of approximately 434 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-106-005, located at **555 Pinal Avenue** in the Orcutt area, Fourth Supervisorial District.
- ACTION: Roberts moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger and Miller-Fisher absent) to grant final approval of 05BAR-00000-00165. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Old Orcutt BAR has approved project.
 - b. Correct plans to show location on Twitchell (not First Street as noted).
 - c. Use ridge vent rather than rooftop dormer vents.
 - d. BAR suggests using real wood siding on curved bay window to achieve curve form.
 - e. Colors could have a little more life.
 - f. Add chimney element at top to match band on middle of chimney.
- Final approval with noted changes.**
- 2. 05BAR-00000-00066 Moscardi New Barn Santa Ynez**
05LUP-00000-00266 (Lorie Baker, Planner) Ridgeline: Rural
Request of John A. Rinaldi, architect for the owner, Louie Moscardi, to consider Case No. 05BAR-00000-00066 for **preliminary/final approval of a new barn/storage building of approximately 2,450 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-290-001, located at **3484 Woodstock Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 4/15/05, 5/27/05 & 6/24/05)
- ACTION: Roberts moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger and Miller-Fisher absent) to grant final approval of 05BAR-00000-00066. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Eliminate privet hedge line along southern property boundary. BAR does not believe linear privet hedge in this location is visually appropriate to rural setting or necessary to screen barn.
 - b. Instead of privet, add additional shrubs and oaks at top of knoll, to south of barn, as follows:
 - Ceanothus "snow flurry," three, 3-gallon;
 - Myrica californica, five, 5-gallon; and
 - Quercus agrifolia, two more 15-gallon.
 - c. Colors: Alamo beige (X524)
Final approval.

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **05BAR-00000-00105 Perry Residence Addition and New Garage Mission Canyon**
05LUP-00000-00437 (Holly Bradbury, Planner) Ridgeline: Urban
Request of Lori Kari, architect for the owners, Roger and Gina Perry, to consider Case No. 05BAR-00000-00105 for **preliminary/final approval of a residence addition of approximately 1,558 square feet and new garage of approximately 566 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,548 square feet and garage of approximately 472 square feet. The proposed project will require approximately 148 cubic yards of cut and no fill. The property is a 7,502 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-050, located at **834 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/13/05)
- ACTION: Roberts moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger and Miller-Fisher absent) to grant final approval of 05BAR-00000-00105.**
- Val Froscher disclosure: although she has familiarity with project, she has no financial interest in it.*
4. **05BAR-00000-00178 Lengsfelder New Residence Mission Canyon**
(No Planner Assigned, Planner) Ridgeline: Urban
Request of Tony Xiques, Design Systems, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00178 for **conceptual review of a new residence of approximately 1,665 square feet.** The following structures currently exist on the parcel: a garage of approximately 520 square feet to be demolished. The proposed project will not require grading. The property is a 5,277 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-211-002, located at **2997 Foothill Road** 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. Duplex renovation project is conceptually on target.
 - b. Eliminate window trim in favor of bullnose.
 - c. Use carriage garage door.
 - d. Dress up railing on exterior stair. Structure of stair may need reinforcing.
 - e. If any are unhealthy, remove pine trees as fire hazard.
- Return for preliminary full board.**
5. **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 **final 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 & 7/15/05)
- ACTION: Froscher moved, seconded by Roberts and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger and Miller-Fisher absent) to grant final approval of 04BAR-00000-00267. The following notation was made by Board of Architectural Review members present for this project:**
- Final approval with modification findings §35-321.6 (modification is minor in nature and results in better site or architectural design.)*
6. **04BAR-00000-00009 Boger Second Floor Addition with Roof Deck Mission Canyon**

04LUP-00000-00032 (Amy Trester, Planner) Ridgeline: Urban
Request of Tony Xiques, agent for the owner, Henry Boger, to consider Case No. 04BAR-00000-00009 for **further preliminary of a second story addition with a main floor deck of approximately 202 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,129 square feet with a three car garage and carport. The proposed project will not require grading. The property is a 8,400 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-091-001, located at **2875 Vista Elevada** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/04 & 7/9/04, 2/25/05 & 4/15/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (King, Ferguson-Ettinger and Miller-Fisher absent) to drop 04BAR-00000-00009 from the agenda at the request of the applicant. See Agenda Status Report.

7. **05BAR-00000-00162 Vogue/ San Marcos Self Storage Signage Santa Barbara**
05SCC-00000-00015 (Amy Trester, Planner) Ridgeline: N/A

Request of John Larson, M. Timm Development, agent for the owners, Vogue Sign Company, to consider Case No. 05BAR-00000-00162 for **conceptual review of three new signs of approximately 2'3 3/4" by 8'2 1/2", 2'9" by 10'7" and 4' by 5'4".**The following structures currently exist on the parcel: a storage facility. The proposed project will not require grading. The property is a 2.06 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-110-026, located at **4093 State Street** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. Existing wood sign looks temporary. Something more permanent would look better.
 - b. Sign should not be internally lit.
 - c. Informal BAR member drive-by site visits are desirable.
 - d. Applicant to provide 8 color copies of plan (one for each BAR member).
- Continued.

8. **05BAR-00000-00024 Turner Residence Remodel and Rebuild Cabana Hope Ranch**
05CDH-00000-00002 (Mark Walter, Planner) Ridgeline: Urban

Request of Harrison Design Associates, Bernard Austin, architect for the owner, Lyle Turner, to consider Case No. 05BAR-00000-00024 for **conceptual review of the exterior remodel of an existing 5,669 square foot, 2-story, single family residence and 541 square foot pool cabana, and the installation of new landscaping and hardscape. There would be no change in square footage of either structure. The structural remodel would involve the replacement of all existing exterior doors and windows, the construction of three new unenclosed porches, and the change of roof and building finish surfaces. New walls and gates of 6 foot maximum height are also proposed.** The following structures currently exist on the parcel: a residence of approximately 5,669 square feet and cabana of approximately 541 square feet and attached garage of approximately 1,148 square feet. The property is a 1.46 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-023, located at **4025 Bajada Lane** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/11/05)

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

COMMENTS:

- Develop woodwork of trellises.
- Return preliminary/final on consent.

9. Discussion Item Felts New Garage Santa Barbara

05LUP-00000-00721 (Holly Bradbury, Planner) Ridgeline: Urban
Request of Ken Felts, owners, to consider a discussion for **new garage of approximately 1,328 square feet, additions to an existing garage of approximately 1,813 square feet with a second story new office of approximately 1,851 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,800 square feet and detached garage of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-013, located at **3550 La Entrada** in the Santa Barbara area, Second Supervisorial District.

Project did not receive a discussion, no representative present. Project will be continued.

10. **05BAR-00000-00170** **Santa Barbara**
Bischof/Odell Demolition/New Residence/Garage/Pool House
(No Planner Assigned) Ridgeline: Urban/Rural
Request of Cearnal Andrulaitis, architects for the owners, Chuck Bischof and Kathy Odell, to consider Case No. 05BAR-00000-00170 for **conceptual review of a demolition of a residence of approximately 2,450 square feet with detached garage of approximately 600 square feet and a proposed new residence of approximately 4,985 square feet, attached garage of approximately 475 square feet and pool house of approximately 250 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,450 square feet and detached garage of approximately 600 square feet. The proposed project will require approximately 1,000 cubic yards of cut and fill. The property is a 3.4 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-005, located at **1400 Northridge Road** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **Site cross-sections are needed.**
 - b. **North elevation is also needed. Most important view.**
 - c. **BAR supports horizontal design approach with large eaves on this exposed site.**
 - d. **Develop design, work out all elevations.**
- Return for further conceptual.**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

11. **05BAR-00000-00180** **Lazy "S" Ranch New Employee Farm Dwelling** **Goleta**
(No Assigned Planner) Ridgeline: Rural
Request of Cearnal Andrulaitis, LLB, architect for the owner, Lazy "S" Ranch, to consider Case No. 05BAR-00000-00180 for **conceptual review of New Employee Farm Dwelling of approximately 1,050 square feet and attached garage of approximately 1,050 square feet.** The following structures currently exist on the parcel: storage barn of approximately 500 square feet with attached garage and guest house of approximately 7,416 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 45.82 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-530-017, located at **675 Glen Annie Road** in the Goleta area, Third Supervisorial District.

ACTION: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (King, Ferguson-Ettinger, Miller-Fisher absent) to drop 05BAR-00000-00180 from agenda at the request of Planning and Development. See Agenda Status Report.

12. **05BAR-00000-00073** **Gerrity As-built Garage Conversion** **Goleta**

01DVP-00000-00039 (Peter Lawson, Planner) Ridgeline: N/A
Request of David Gerrity, owner, to consider Case No. 05BAR-00000-00073 for **preliminary/final approval for an as-built conversion of a garage to bedrooms under a development plan. The development plan would also allow the two existing single family dwellings to be used as student housing.** The following structures currently exist on the parcel: two single family dwellings. The proposed project will not require grading. The property is a 21,219 square foot parcel zoned SR-H and shown as Assessor's Parcel Number 075-064-001, located at **6555 Sergovia** in the Goleta area, Third Supervisorial District. (Continued from 4/15/05)

ACTION: Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Ferguson-Ettinger and Miller-Fisher absent) to grant preliminary approval of 05BAR-00000-00073. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Disclosures: Bethany Clough and Valerie Froscher made site visits.

- a. **Strive to make front and side yards as inviting as possible.**
 - b. **Keep front yard fence not more than 42 inches in height. Look for ways to open up property to street, give street presence.**
 - c. **Open fence at house entry to give less of a compound feel (e.g., make fence turn in toward house at entry, rather than run length of property). Buildings present themselves to Segovia.**
 - d. **Designated storage area for residents would be desirable.**
- Preliminary approval.**

13. 01-BAR-173 Trinity Baptist New Youth Building Santa Barbara

01CUP-00000-00086 (Dan Nemechek, Planner) Ridgeline: N/A
Request of Jennifer Trunk, agent for the owners, Trinity Baptist Church, to consider Case No. 01-BAR-173 for **final approval of a new youth building, cover entry, shade structure, and landscaping of approximately 5,526 square feet (Net new: 3,280 square feet) youth building, cover entry of 2,527 square feet, and shade structure of 1,609 square feet.** The following structures currently exist on the parcel: church and pre-school facility (worship building, pre-school, administration building. The proposed project will require grading. The property is a 5.34 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-009, located at 1002 Cieneguitas Road in the Santa Barbara area, Second Supervisorial District. (Continued from 6/29/01 & 2/13/04 & 4/02/04)

ACTION: Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Ferguson-Ettinger and Miller-Fisher absent) to grant preliminary approval of 01-BAR-173. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **BAR does not object to either Camphor trees or Heavenly Bamboo (Nandina), which have some qualities similar to some Mediterranean species and are of a similar type, as required by project conditions.**

Return final on consent. Bring material board with colors.

Toro Canyon/Summerland/Carpinteria Areas

14. 05BAR-00000-00168 Norman As-Built Commercial Signage Summerland

05SCC-00000-00014 (Amy Trester, Planner) Ridgeline: N/A
Request of Diane Norman, owner, to consider Case No. 05BAR-00000-00168 for **conceptual review of as-built signs: 5 wall mounted signs: 1) 24 feet from grade, 24" x 60"; 2) 24 feet from grade, 24" x 60"; 3) 9 feet from grade, 34" x 84"; 4) 26 feet from grade, 36" x 72"; 5) 9.25 feet from grade, 18" x 60". two pole mounted tenant signs 6) & 7) standing approximately 46 inches from grade and 32 inches from grade, 36" x 54" each** The following structures currently exist on the parcel: a commercial retail structure. The proposed project will not require grading. The property is a 0.23 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-121-006, located at **2173 Ortega Hill Road** in the Summerland area, First 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.

COMMENTS:

Public Comment:

- **Jeff O'Neill: Summerland Board does not object to sign design or placement.**

Return preliminary/final on consent.

- 15. 05BAR-00000-00075 Short New Residence, Garage and Cabana Summerland**
OCDP-00000-00017 (Peter Lawson, Planner) Ridgeline: N/A

Request of Robert Senn, architect for the owner, Robert Short, to consider Case No. 05BAR-00000-00075 for **final approval of a new residence of approximately 3,311 square feet, attached garage of approximately 895 square feet and new detached cabana of approximately 402 square feet.** No structures currently exist on the parcel. The proposed project will require no cut and approximately 200 cubic yards of fill. The property is a 1 acre parcel zoned A-I-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 5/13/05)

ACTION: Roberts moved, seconded by King and carried by a vote of 5 to 0 (Dole, Ferguson-Ettinger and Miller-Fisher absent) to grant final approval of 05BAR-00000-00075. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Gate is very ornate. Tone down, if possible.**

Final approval.

- 16. 05BAR-00000-00176 Smyth Demolition/New Residence and Garage Summerland**
(No Planner Assigned) Ridgeline: Rural

Request of Tom Meaney, architect for the owner, Lori Smith, to consider Case No. 05BAR-00000-00176 for **conceptual review of a new residence of approximately 5,550 square feet and detached garage of approximately 750 square feet.** The following structures currently exist on the parcel: a residence to be demolished of approximately 7,450 square feet with a basement of approximately 2,420 square feet. The proposed project will require approximately 600 cubic yards of cut and fill. The property is a .93 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-110-004, located at **240 Ortega Ridge Road** in the Summerland area, First 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:

Public Comment:

Jeff O'Neill:

- **Summerland BAR liked the project. New construction would exceed the allowable FAR, although it would be less than the square footage of existing residence.**

Elaine Dietsch, neighbor:

- **Not opposed to project. Nice design. Concern is overall size, issue of FAR, what counts as "reconstruction." Reconstruction should mean something rebuilt after destruction by natural disaster.**

BAR Comments:

- a. BAR generally supports design direction. Rear elevation requires further development.**
- b. BAR notes that architectural styles are becoming eclectic at Summerland end of Ortega Hill Road.**
- c. BAR requests P&D clarification as to meaning of "reconstruction" as defined in the Summerland Community Plan. Does proposed project meet FAR?**

17. **05BAR-00000-00063 Richardson Residence Addition Summerland**
05CDP-00000-00013 (Peter Imhof, Planner) Ridgeline: Urban
Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for conceptual review of an addition of approximately 1,345 square feet to an existing 1,970 single family dwelling, demo of an existing garage of approximately 400 square feet and replacement with a garage of approximately 448 square feet, and new patio of approximately 400 square feet. The following structures currently exist on the parcel: a residence of approximately 1,970 square feet and detached garage of approximately 400 square feet. The proposed project will require grading. The property is a 12,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at 2535 Varley Street in the Summerland area, First Supervisorial District. (Continued from 4/15/05 & 5/13/05)
- Continued at applicant's request.
18. **05BAR-00000-00113 Wernet Residence Addition and New Garage Toro Canyon**
05LUP-00000-00497 (Lisa Hosale, Planner) Ridgeline: N/A
Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Wernet, to consider Case No. 05BAR-00000-00113 for preliminary/final approval of conversion of an existing 430 square foot garage to habitable space and new detached garage of approximately 528 square feet with a new trellis atop new garage. The following structures currently exist on the parcel: a residence of approximately 2,927 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-005, located at 3035 Hidden Valley Lane in the Toro Canyon area, First Supervisorial District. (Continued form 6/10/05)
- ACTION: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Ferguson-Ettinger and Miller-Fisher absent) to grant final approval of 05BAR-00000-00113.**
19. **03BAR-00000-00010 Rasmussen New Residence Summerland**
03CDP-00000-00005 (Dick Kentro, Planner) Ridgeline: Urban
Request of Carl Schneider, architect for the owners, Jon and Gayle Rasmussen, to consider Case No. 03BAR-00000-00010 for final approval of a new residence of approximately 2,258 square feet with a 42 foot driveway bridge from the road to the parking level on the roof. No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and approximately 625 cubic yards of fill. The property is a 5,975 square foot parcel zoned R-2 and shown as Assessor's Parcel Number 005-152-033, located at 2435 Golden Gate Avenue in the Summerland area, First Supervisorial District. (Continued from 3/7/03, 4/25/03, 5/23/03, 6/6/03, 8/22/03, 12/05/03, 6/25/04, 1/14/05 & 6/10/05)
- ACTION: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, Ferguson-Ettinger and Miller-Fisher absent) to continue 03BAR-00000-00010 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
Public comment:
Tom Evans:
- BAR should continue project per Summerland BAR request to study the story poles. House has no street presence. Top of structure is now too complex, cluttered. Has gone from not enough on roof to too much. Projection should count toward height.
- Jeff O'Neill:**
- Summerland BAR wanted clarification on the plate height issue, height calculations. Landscaping palette: more definitive statement is needed.
- [Planner: Roof projection is uninhabitable and therefore does not count toward roof height. Project meets Summerland height requirements.]

BAR Comments:

- a. **Best design solution so far to difficult site. Proportions of building feel better.**
- b. **Stair entry tower seems out of proportion. Restudy. Consider replacing with trellis or giving different proportions.**
- c. **Would be neighborly and considerate to contact neighbors below and re-site trees if they block neighbors' views. Protecting mountain views is important.**
- d. **BAR supports applicant resolving issues with Summerland BAR, which continued its review of the project.**
- e. **Story poles are not needed.**

Return final on consent after returning to Summerland BAR.

20. **04BAR-00000-00059** **Swords New Residence** **Carpinteria**
04CDP-00000-00025 (Lisa Martin, Planner) Ridgeline: Rural
Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for **final approval of a new residence of approximately 3,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at **7025 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/02/04 & 4/8/05 & 5/27/05)
ACTION: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (King, Ferguson-Ettinger and Miller-Fisher absent) to continue 04BAR-00000-00059 at the request of the applicant. See Agenda Status Report.
21. **04BAR-00000-00229** **Sarich Residence Addition and Remodel** **Carpinteria**
04CDH-00000-00029 (Dan Nemechek, Planner) Ridgeline: N/A
Request of Wayne Labrie, architect for the owners, Mr. and Mrs. Dan Sarich, to consider Case No. 04BAR-00000-00229 for **preliminary/final approval of a residential additions and a remodel to include approximately 707 square feet of new habitable space, approximately 279 square feet of new garage and storage space, and deck additions totaling approximately 807 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,000 square feet, attached garage of approximately 553 square feet, a garage of approximately 422 square feet beneath elevated residence and a raised deck of approximately 1,164 square feet. The proposed project will require minimal grading. The property is a 1.52 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 004-098-002, located at **657 Sandpoint Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/24/04, 10/29/04 & 2/11/05)
ACTION: King moved, seconded by Clough and carried by a vote of 5 to 0 (Dole, Ferguson-Ettinger and Miller-Fisher absent) to grant final approval of 04BAR-00000-00229.
22. **04BAR-00000-00349** **Klentner New Residence, Attached Garage and Guest Quarters** **Toro Canyon**
(Holly Bradbury, Planner) Ridgeline: Rural
Request of Mark Smith, architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for **revised conceptual review of a new residence of approximately 9,092 square feet, attached garage of approximately 500 square feet and guest quarters of approximately 452 square feet.** The following structures currently exist on the parcel: a barn of approximately 3,000 square feet, two stables of approximately 3,000 square feet, farm employee dwelling of approximately 4,200 square feet (all under construction). The proposed project will require approximately 2,356 cubic yards of cut and approximately 1,392 cubic yards of fill. The property is a 40 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-160-020, located at **3340 Foothill Road.** in the Toro Canyon area, First Supervisorial District. (Continued from 2/25/05)
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:

Bethany Clough disclosure: her former employer worked on a different project for same property owner (she was not involved in project).

BAR Comments:

- a. Southern elevation appears overly massive. Apparent mass of house is excessive and must be reduced. Design needs overhangs, trellises, or other elements that will break up and reduce apparent mass.
- b. Apparent mass and bulk of stone plinth are too great for site. Restudy site grading. If graded slope of hillside reached up to building more, it would appear less massive. Intent of ridgeline height limit is to restrict apparent mass of structures. Massive, linear stone walls conflict with this intent.
- c. Very high design quality is required for this visible, hillside location. Design has commercial, sterile quality to it. Proposed house design does not have quality of design of other structures on site.
- d. Not clear whether house wants to be traditional or contemporary. More traditional design with broader eaves would be appropriate.
- e. Focal point is needed for front façade element. Windows are repetitive.
- f. Design examples: some proposed house designs for the Naples project.
- g. Landscaping will be important for project, but landscaping is only a single facet of the overall solution. Grading and house massing must stand on their own.

23.	Discussion Item	Rancho Monte Alegre	Carpinteria
	(Alex Tuttle, Planner)		Ridgeline: Rural
	Request of Mark Lloyd, agent for the owner, Tad Buchanon, to review Design Guidelines for a residential development at Rancho Monte Alegre. Project specific review will occur in the future as individual applications are submitted and subject to Hillside/Ridgeline review. Home sites are proposed on 25 individual parcels. The property is an approximate 3,100 acre parcel zoned AG and shown as Assessor's Parcel Number 004-002-038, located north of the intersection of Santa Monica Road and Foothill Road in the Carpinteria area, First Supervisorial District.		

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

COMMENTS:

Robin Donaldson has a client who considered developing one lot, but who no longer has any involvement with project.

Applicant Presentation:

- Agricultural Preserve contract defines allowable land uses throughout Rancho Monte Alegre. Santa Barbara Land Trust owns conservation easement. Twenty-five building envelopes exist on 25 of a total of 39 lots.
- Entire ranch is annexed into Carpinteria Water District. Water to be provided to all lots by CWD.
- Description of trail siting and building envelope siting.
- No environmental review of project is required.
- Projects not in Hillside/Ridgeline Guidelines will not be subject to BAR. However, applicant requests BAR input on Design Guidelines.
- Full set of CCRs exists. County must approve changes.

BAR Comments:

- Site visit is desirable.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Robert Donaldson moved, seconded by Valerie Froscher, and carried by a vote of 5 to 0 (Kathryn Dole, Pamela Ferguson-Ettinger and Kris Miller-Fisher absent) that the meeting was adjourned until 9:00 A.M. on Friday, August 19, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:45 P.M.