



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of August 24, 2007**

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

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy Roberts, at 9:36 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:**

Anne Almy, Supervising Planner, Development Review  
J. Ritterbeck, Planner, Development Review  
Sarah Clark, Planner, Development Review  
Travis Cleveland, Planner, Development Review

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 13

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:**

- **Paulina Conn:** Interested in participating in the discussions on the Botanic Garden scheduled for SBAR review on 9/7/07, however, because the close of the public comment period on the Draft EIR for the project is on that day, many members of the public will not be able to show up to the SBAR meeting due to the need to prepare their comments. The public has been attending a number of public meetings on the Botanic Garden, including Historic Landmarks Advisory Commission meetings on 8/22/07 and 9/10/07, and has been busy commenting on the other various issues associated with the project. The Botanic Garden is larger than reported in the Draft EIR as well (it is 85 acres).
- **Marc Chyttilo (Friends of Mission Canyon):** Reiterates what Paulina Conn stated. The public has undergone a number of distractions from being able to focus on commenting on the Draft EIR, including a special Historic Landmarks Advisory Commission (HLAC) meeting on Wed. 8/22/07 and another HLAC meeting on 9/10/07, and the 9/7/07 SBAR meeting on the item as well. SBAR may not get as much public comment on this important item than expected due to the close of the public comment period on the Draft EIR on 9/7/07. A delay in the SBAR meeting should not disrupt the overall schedule of the Botanic Garden's project.

- **Anne Almy, Supervising Planner, Planning and Development:** Will be asking the Botanic Garden if they are willing to postpone the SBAR meeting.
- **Jeff Lindgren, County's Isla Vista Redevelopment Agency (RDA) and Alan McCloud, Shubin and Donaldson:** Presented the first project of the RDA's Pardall Road Façade Improvement Project where the County provides matching funds to privately owned restaurants for exterior façade changes to improve the aesthetics of the area. Under this program, RDA pays for the design services. The first project is for the "Eclectic IV." Future projects would be brought before the SBAR on the standard agenda as a briefing. If SBAR members have individual comments on the design of this first project, they could email Jeff Lindgren with feedback.

**II. AGENDA STATUS REPORT:** Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Romano absent) to adopt the following changes to the agenda:

Item No. C-1 – Rothbard New Residence (06BAR-00000-00302) – Continued to the SBAR meeting of September 7, 2007.  
Item No. C-2 – Furukawa Residence (07BAR-00000-00138) – Dropped from the Consent Agenda.

**III. MINUTES:** Ferguson-Ettinger moved, seconded by Romano, and carried by a vote of 5 to 0 (C. Roberts absent) to continue review of the minutes of August 10, 2007 to the SBAR meeting of September 7, 2007.

**IV. CONSENT AGENDA:**

**C-1. 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 on consent 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, 6/08/07, and 8/10/07)

**ACTION:** Froscher moved, seconded by C. Roberts, and carried by a vote of 5 to 0 (Romano absent) to continue 06BAR-00000-00302 to the SBAR meeting of September 7, 2007. 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 Ketzal, 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, 7/20/07, and 8/10/07)

**ACTION:** Froscher moved, seconded by C. Roberts, and carried by a vote of 5 to 0 (Romano absent) to drop 07BAR-00000-00138 from the Consent Agenda. See Agenda Status Report.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

### Santa Barbara

1. **07BAR-00000-00190** **Ward As-Built Structures** **Santa Barbara**  
07LUP-00000-00493 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Daniel K. Ward, owner, to consider Case No. 07BAR-00000-00190 for **conceptual review of several as-built structures: gym, equipment building; barn/office and mulch shed.** The following structures currently exist on the parcel: a residence of approximately 4,980 square feet, two garages of approximately 2,000 square feet, guesthouse of approximately 980 square feet, and the following unpermitted structures: gym of approximately 118 square feet, equipment shed of approximately 116 square feet, barn/office of approximately 1,380 square feet, and mulch shed of approximately 288 square feet. The proposed project will not require any additional grading. The property is a 2.39 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 055-020-010, located at **3746 Foothill Road** in the Santa Barbara 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:

- **SBAR is not able to comment on the project until accurate plans depicting existing site conditions are provided.**
- **Please resolve the property line dispute before returning to SBAR so that SBAR can make comments based on an accurate property line.**
- **Please survey the locations of the existing structures and walls given the potential dispute of the location of these structures relative to the property line.**

2. **07BAR-00000-00188** **Shafer Residence Addition** **Santa Barbara**  
07LUP-00000-00508 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Paul R. Zink, architect for the owners, Jon and Kari Shafer, to consider Case No. 07BAR-00000-00188 for **conceptual review of one-story residence additions totaling approximately 400 square feet along with interior and exterior remodeling.** The following structures currently exist on the parcel: a residence of approximately 1,510 square feet with a detached garage of approximately 720 square feet. The proposed project will not require grading. However, two non-native trees will be removed and replaced with two new 24" boxed landscape shade trees. The property is a 0.20 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-041-021, located at **925 N. Hope Avenue** in the Santa Barbara 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:**

- Nice solutions to SBAR's past comments.
- The height of the new site wall should be at the same height of the existing hedge.
- Consider moving the shade trees closer to the house.

**3. 06BAR-00000-00208 Zucker New Residence Santa Barbara**  
**07LUP-00000-00178 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural**

Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **further conceptual review of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries.** No structures currently exist on the parcel. The proposed project will require approximately 2,700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 150 total acres zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06, 4/27/07, 6/08/07, and 7/6/07)

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

**SBAR COMMENTS:**

- SBAR appreciates that the building is tucked into the hillside and the elimination of the second story element on the majority of the house.
- Consider using the understory of the rear building.
- SBAR prefers a 3 and 12 roof pitch for this building rather than a 4 and 12 roof pitch, and is willing to support an exception to the Hillside and Ridgeline height limit to allow for this, in the interest of good design for this site which has an extreme hillslope condition.
- Please use plantings to screen the faces of the proposed retaining walls and use plantings to stabilize the hillside behind the house. Please bring details on site walls, proposed materials for site walls, details on slope stabilization measures, and a planting plan next time.

**Goleta/Isla Vista**

**4. 07BAR-00000-00110 Golizadeh Residence Addition and Remodel Goleta**  
**07LUP-00000-00317 (Amy Trester, Planner) Jurisdiction: Goleta**

Request of Hise K, Esparza, agent for the owners, Nelvi and Firouz Golizadeh, to consider Case No. 07BAR-00000-00110 for **preliminary/final approval of a first floor addition of approximately 366 square feet, porch of approximately 209 square feet and second floor addition of approximately 587 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,221 square feet and garage of approximately 377 square feet. The proposed project will not require grading. The property is a 0.20 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-062-013, located at **84 Lassen Drive** in the Goleta area, Second Supervisorial District. (Continued from 6/8/07 and 7/20/07)

**ACTION: Froscher moved, seconded by Ferguson-Ettinger, and carried by a vote of 5 to 0 (Romano absent) to grant preliminary approval of 07BAR-00000-00110. Applicant may return for final on consent.**

**SBAR COMMENTS:**

- SBAR appreciates how the applicant has responded to past comments.
- Consider using a flat tile rather than an S-tile for the roofing.

- **Please use a darker color scheme overall (for the roofing and exterior walls).**

**5. 05BAR-00000-00292 Benon New Residence Toro Canyon**  
**06LUP-00000-00642 (Travis Cleveland, Planner) Jurisdiction: Ridgeline - Rural**

Request of Alan McCleod, Shubin and Donaldson Architects, architect for the owners, Leon and Barbara Benon, to consider Case No. 05BAR-00000-00292 for a **site visit of a new residence of approximately 6,172 square feet, a garage of approximately 840 square feet, a guesthouse of approximately 425 square feet and an accessory storage structure of approximately 375 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.0 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-230-017, located at **785 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 12/02/05 and 7/06/07)

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

**6. 07BAR-00000-00194 Doann Residence Addition/Remodel Goleta**  
**(no planner assigned) Jurisdiction: Ridgeline - Urban**

Request of Robert Pester, architect for the owner, Gwen Doann, to consider Case No. 07BAR-00000-00194 for **conceptual review of an addition of approximately 293 square feet to the existing residence, enclosure/conversion of approximately 163 square feet of the existing deck to habitable space, new carport and trash enclosure of approximately 456 total square feet with deck addition of approximately 425 square feet above.** The following structures currently exist on the parcel: residence of approximately 2,994 square feet with an attached 2-car garage of approximately 415 square feet and detached barn of approximately 484 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-234-005, located at **4525 Via Maria** 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:**

- **The columns appear too formal. Consider using wood beams.**
- **A Spanish tile for the roofing is not appropriate for the California ranch style of the neighborhood. Consider using a synthetic shake or shingle roofing.**
- **Paint the house a darker color.**
- **Bring color boards and details on materials next time.**

**Mission Canyon/Hope Ranch Areas**

**7. 07BAR-00000-00143 Gourley/Haslund Residence Addition and Carport Mission Canyon**  
**07LUP-00000-00369 (Amy Trester, Planner) Jurisdiction: Ridgeline- Urban**

Request of Ken Kruger, architect for the owners, Bill Gourley and Melitta Haslund, to consider Case No. 07BAR-00000-00143 for **final approval of a residence addition of approximately 492 square feet and carport of approximately 198 square feet and an addition to garage of approximately 138 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,546 square feet and garage of approximately 296 square feet. The proposed project will not require grading. The property is a 0.39 acre parcel zoned 7-R-1 and

shown as Assessor's Parcel Number 023-142-008, located at **2880 Exeter Place** in the Mission Canyon area, First Supervisorial District. (Continued from 6/22/07 and 7/20/07)

**ACTION: Gray moved, seconded by Ferguson-Ettinger, and carried by a vote of 4 to 0 (Romano, C. Roberts absent) to grant final approval of 07BAR-00000-00143.**

**SBAR COMMENT:**

- **Project is appropriate.**

**8. 07BAR-00000-00185 Jordan/Johnson Residence Addition Mission Canyon**  
(no planner assigned) **Jurisdiction: Mission Canyon**

Request of Gretchen Zee, architect for the owners, MaryAnn Jordan and David Johnson, to consider Case No. 07BAR-00000-00185 for **conceptual review of residence addition of approximately 228 square feet**. The following structure currently exists on the parcel: a residence of approximately 2,273 square feet. The proposed project will not require grading. The property is a 6.29 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 021-010-046, located at **2040 Las Canoas Road** in the area, First Supervisorial District.

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

**SBAR COMMENTS:**

- **Please apply for a land use permit before returning.**
- **Project is appropriate.**
- **Please clarify the comments of the Mission Canyon Association for SBAR next time. Are there any outstanding concerns of the Association?**

**9. 07BAR-00000-00197 Warburton Single Family Dwelling Mission Canyon**  
07LUP-00000-00510 (Sarah Clark, Planner) **Jurisdiction: Mission Canyon**

Request of Brian Nelson, architect for the owner, Jeffrey S. Warburton, to consider Case No. 07BAR-00000-00197 for **conceptual review of single family dwelling of approximately 2,401 square feet with an attached garage of approximately 789 square feet**. The lot is currently vacant. The proposed project will require approximately 550 cubic yards of cut and no fill. The property is a 0.20 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-161-019, located at **2982 Glen Albyn** in the Mission Canyon area, First Supervisorial District.

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

**SBAR COMMENTS:**

- **The project is a big improvement and it has been important that the owner has worked closely with the neighbor to resolve issues.**
- **Project is appropriate.**
- **Bring color boards and details on materials next time.**

**10. 07BAR-00000-00196 Tobasgo Trust Observatories Mission Canyon**  
07LUP-00000-00523 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Patrick Berg, architect for the owners, Tabasgo Trust, to consider Case No. 07BAR-00000-00196 for **conceptual review of three telescope observatory structures of approximately 549 net square feet with observation pad of approximately 1,257 square**

**feet.** The following structures currently exist on the parcel: residence of approximately 2,390 square feet, pool cabana of approximately 100 square feet, two gazebos, storage sheds, and water tanks. The proposed project will require approximately 72 cubic yards of cut and approximately 77 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Mission Canyon area, First Supervisorial District.

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

**SBAR COMMENTS:**

- **Project is very nice.**
- **Please bring information (photographs or drawings with dimensions) on the telescopes and landscape plans next time.**

**11. 04BAR-00000-00140 Tobasgo Trust New SFD and Detached Garage Mission Canyon  
06LUP-00000-00841 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Rural****

Request of Mary Andrulaitis, architect for the owners, Tabasgo Trust, to consider Case No. 04BAR-00000-00140 for **further conceptual review of a new, approximately 8,508 square foot (net) single-family residence with attached 729 square foot garage, a new 1078 square foot (net) detached residential second unit, new pool, a new water storage container, new attached artist studio, new attached gym and on-site drainage improvements and demolition of an existing 2,315 square foot single-family residence, three storage buildings and a gazebo.** The following structures currently exist on the parcel: a residence of approximately 2,315 square feet and pool cabana of approximately 100 square feet. The proposed project will require approximately 5,000 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at 1297 West Mountain Drive in the Mission Canyon area, First Supervisorial District. (Continued from 7/16/04)

**Project received further conceptual review only. No action taken. Applicant to return for further conceptual review. The following comment was made:**

**SBAR COMMENT:**

- **Site visit requested with story poles. Please string the highest points of the house and stake the locations of the retaining walls also.**
- **In general, the BAR liked the architecture but felt it was inappropriate to comment without understanding the site and context.**

**12. 06BAR-00000-00015 Marsupial Properties Residence Additions Hope Ranch  
06CDH-00000-00002 (Michelle Gibbs, Planner) **Jurisdiction: Ridgeline – Urban****

Request of Ken Mineau of Appelton & Associates, architect for the owner, Marsupial Properties, to consider Case No. 06BAR-00000-00015 for **preliminary/final approval of an addition of approximately 5,800 square feet to the first floor of existing residence, a new 2,311 square foot basement addition to the existing residence, an addition of approximately 659 square feet to existing service wing, a new pool house and accessory uses of approximately 3,153 square feet, new garage/gym of approximately 2,298 square feet, new pool of approximately 1,875 square feet and associated demolition.** The following structures currently exist on the parcel: a residence of approximately 12,729 square feet, service wing of approximately 3,561 square feet, pool house of approximately 1,054 square feet, garage of approximately 3,069 square feet and pool of approximately 4,000 square feet. The proposed project will require approximately 5,554 cubic yards of cut and approximately 3,332 cubic yards of fill. The property is a 17.88 acre

parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-160-034, located at **1553 Robles Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06)

**ACTION:** Froscher moved, seconded by Gray, and carried by a vote of 5 to 0 (C. Roberts absent) to grant preliminary and final approval of **06BAR-00000-00015**.

**SBAR COMMENTS:**

- After initial concerns, the BAR felt uplighting was appropriate because the lot is very large and lights are internal to the site. Also uplights were preexisting element of historic estate. Regardless, please thin the uplighting of trees on the property (e.g., use 1/3 less uplighting).
- Please label the existing lawn near the bluff edge as "existing."
- Because it is an historic estate and is being restored to accurate conditions, an exception to the 25-foot height limit was made for the new walls now measuring 25'9" use the new height calculation methodology.

	<b>Mormann Single Family Dwelling</b>	
<b>13.</b>	<b>06BAR-00000-00315 Additions &amp; Setback Modification</b>	<b>Hope Ranch</b>
	06LUP-00000-01136 (J. Ritterbeck, Planner)	Jurisdiction: 35-82.130.D(2) – Urban
	06MOD-00000-00315	

Request of Greg Schmandt, architect for the owners, Kerry and Nancy Mormann, to consider Case No. 06BAR-00000-00315 for **conceptual review and preliminary approval of a residential additions: 27 square foot kitchen addition, a new 379 square foot 1-car attached garage, 495 square feet of new covered porches, and a 397 square foot addition to the master bed/bath that will also require a modification to the required 125 foot front setback.** The following structures currently exist on the parcel: a residence of approximately 3,064 square feet with attached garage of approximately 441 square feet and detached guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.49 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-004, located at **977 Via Rosita** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/02/07)

**ACTION:** Froscher moved, seconded by Gray, and carried by a vote of 5 to 0 (C. Roberts absent) to grant preliminary approval of **06BAR-00000-00315**. Applicant may return for final.

**SBAR COMMENTS:**

- Please provide information on the materials of the existing roofing.
- SBAR supports the Modification to the front yard setback in the interest of good site design and because landscape screening would be provided.
- Please bring color boards, details on materials, irrigation plans (showing irrigation zones and types of heads or drip irrigation), and a lighting plan (showing the types of light fixtures proposed).

**Toro Canyon/Summerland/Carpinteria Areas**

<b>14.</b>	<b>05BAR-00000-00292</b>	<b>Benon New Residence</b>	<b>Toro Canyon</b>
	06LUP-00000-00642 (Travis Cleveland, Planner)		<b>Jurisdiction: Ridgeline - Rural</b>

Request of Alan McCleod, Shubin and Donaldson Architects, architect for the owners, Leon and Barbara Benon, to consider Case No. 05BAR-00000-00292 for **further conceptual review and preliminary approval of a new residence of approximately 6,172 square feet, a garage of**

**approximately 840 square feet, a guesthouse of approximately 425 square feet and an accessory storage structure of approximately 375 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.0 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-230-017, located at **785 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 12/02/05 and 7/06/07)

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

**SBAR COMMENTS:**

- **The new residence and guest house compound is too large for the rural site. The long unbroken ridges and the tower element add to the mass of the house.**
- **The guesthouse appears too close to Toro Canyon Road and too formal for the rural setting. Please make the details more rural in character. Landscape screening will be important for the guesthouse. Please push it further back from Toro Canyon Road as well.**
- **Plaster walls on entry gate are not appropriate.**
- **SBAR is in support of moving the development envelope on the upper lot, further away from the lower lot due to the potential cumulative impact of having two residences so close together in the rural area.**
- **The design of this project should take into account future development on adjacent lot.**

**PUBLIC COMMENT:**

- **Paul Recsei, Ladera Area Neighborhood Association: Is the lighting shielded?**

15.	<b>07BAR-00000-00204</b> (J. Ritterbeck, Planner)	<b>Frenkel Single Family Dwelling and Guesthouse</b>	<b>Toro Canyon</b> <b>Jurisdiction: Ridgeline - Rural</b>
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Request of Stephen R. Frenkel, architect for the owners, Steve and Terri Frenkel, to consider Case No. 07BAR-00000-00204 for **conceptual review of a new two-story residence of approximately 4,158 square feet with an attached 2-car garage of approximately 614 square feet and guesthouse of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 2,050 cubic yards of cut and approximately 1,350 cubic yards of fill. The property is a 3.8 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-052, located at **2850 Hidden Valley Lane** in the Toro 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:**

- **BAR suggested redesign of proposed home instead of erecting storypoles because home appears inappropriate to the site due to its formality and because the project does not follow the topography of the site.**
- **Applicant elected story poles with a site visit.**
- **SBAR is concerned with the look of the computer drawing. The photograph of the rendering looks appropriate, but please bring more detailed drawings next time; hand drawings ok.**

- **Concerned about the presence of a house built on a plinth of earth. Please step the house down with the natural topography and break up the massing of the house facing the pavilion.**
- **Please tone down the formality of the house to stay in keeping with the rural setting.**
- **The proposed site walls are not appropriate in this rural setting.**
- **Please provide details on other site development if proposed.**
- **Planner to please confirm the height limit and whether the house is subject to the Hillside and Ridgeline height limit.**
- **Return with information on quantities of existing trees to be removed.**

**PUBLIC COMMENT:**

- **Tony Fischer, attorney representing John Saladino:** Requests that the owner preserve as much of the natural appearance of the area as possible. Concerned with tree removal from the parcel. The amount of grading seems excessive. Requests to see story poles. Is there any other development of the parcel planned (e.g., a pool)?
- **Cory Iverson:** In support of the project. The site design protects the natural appearance of the lot and is well thought out.
- **Paul Recsei, Ladera Area Neighborhood Association:** Concerned that enough space is left along the property for future widening of Hidden Valley Lane. The second story element appears too formal for the area.
- **Elizabeth Sorgman:** Requests clarification of the height limit – is it subject to Hillside and Ridgeline height limit or not? Grading was already completed under a previous permit and should be counted towards grading proposed for this project. Requests landscape screening of the driveway to maintain privacy between her house and the new house.

	<b>Siegal New Residence/ Detached Garage/Accessory Space</b>	<b>Toro Canyon</b>
<b>16.</b>	<b>06BAR-00000-00009</b> 06CDH-00000-000001 (Holly Bradbury, Planner)	<b>Jurisdiction: Toro</b>

Request of Wayne La Brie, architect for the owner, Robert Siegal, to consider Case No. 06BAR-00000-00009 for **final approval of a new residence of approximately 3,675 square feet, and detached garage/accessory space of 875 approximately square feet.** The following structures currently exist on the parcel: a residence of approximately 1,450 square feet and garage of approximately 605 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned 8-R-1 and shown as Assessor’s Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/10/06, 5/12/06, 6/23/06, 7/21/06, 10/27/06, 12/08/06, 1/19/07, 2/09/07, and 3/30/07)

**ACTION:** Ferguson-Ettinger moved, seconded by Froscher, and carried by a vote of 5 to 0 (C. Roberts absent) to continue 06BAR-00000-00009 to a future SBAR meeting. Applicant may return for final on consent (with landscape architect present).

**SBAR COMMENTS:**

- **Please bring color boards and details on windows, chimney caps, railings, and overhangs next time (e.g., working drawings).**
- **Please bring final landscape plans and irrigation plans (showing irrigation zones and head types or drip types, or indicate that an existing irrigation system will be used).**
- **Proposed colors are appropriate.**

**17. 05BAR-00000-00239 Manuras Revisions Carpinteria**  
**05CDP-000002-00108 (Lisa Martin, Planner) Jurisdiction: Ridgeline: Rural**

Request of Joaquin Ornelas, agent for the owners, Harry and Patty Manuras, to consider Case No. 05BAR-00000-00239 for **revised final approval of revisions to the approved single family dwelling and detached garage/storage, including change of exterior from “hardi” siding to stucco plaster, removal of stone veneer from base of residence and chimney, and a spark arrester change. The following structures are currently under construction on the parcel: a residence of approximately 1,196 square feet and detached garage of approximately 711 square feet.** The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor’s Parcel Number 001-220-084, located at **755 Rincon Hill Road** in the Carpinteria area, First Supervisorial District. (Continued from 10/28/05, 12/16/05, and 1/27/06)

**ACTION: Froscher moved, seconded by Ferguson-Ettinger, and carried by a vote of 5 to 0 (C. Roberts absent) to grant revised final approval of 05BAR-00000-00239.**

**SBAR COMMENT:**

- **Project is appropriate.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Gray moved, seconded by Romano, and carried by a vote of 5 to 0 (C. Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 7, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:33 P.M.