



# COUNTY OF SANTA BARBARA

## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Special Meeting of August 31, 2006

Kathryn Dole	Chair	Santa Barbara County
Robin Donaldson	Vice Chair	Engineering Building, Room 17
Pamela Ferguson Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Chris Roberts		(805) 568-2000
Jeremy Roberts		
Martha Gray		
Anita Hodosy	BAR Secretary	
Allen Bell	Planner III	

The special 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	Vice Chair
Pamela Ferguson Ettinger	
Valerie Froscher	
Chris Roberts	
Jeremy Roberts	
Martha Gray	
Anita Hodosy	BAR Secretary
Allen Bell	Planner III

**COMMITTEE MEMBERS ABSENT:** Kate Dole

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15±

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None.

### II. STANDARD AGENDA:

1. **06BAR-00000-00210** **Preserve at San Marcos** **Santa Barbara**  
**TM 14,585/01TRM-00000-00005 (Mark Walter, Planner)** **Jurisdiction:**  
 Request of Tom Ochsner, architect for the owner, Santa Barbara Foothill, LLC, to consider Case No. 06BAR-00000-00210 **for conceptual review of Architectural and Landscape Design Guidelines, per TM 14,585 Condition of Approval #106 and Landscape Plan for Tract Improvements (Project approved by Board of Supervisors, November 21, 2005) for future construction of 20 residential units approved by Preserve at San Marcos Development Plan 01DVP-00000-00071.** No structures currently exist on the parcel. The proposed project will require approximately 44,970 cubic yards of cut and approximately 34,895 cubic yards of fill. The property is a 377.49 acre parcel zoned PRD-75 and shown as Assessor's Parcel Numbers 055-010-006, -007 and 059-020-002, -011, -014, -016, -023, -024, -026, -028, located in the Santa Barbara Foothills in the Santa Barbara area, Second Supervisorial District.

**Project received conceptual review only and a site visit, no action was taken. Applicant to return for further conceptual review on September 15, 2006. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Condition #106 for 01TRM-00000-00005 requires BAR review and approval of the draft “Architectural and Landscape Design Guidelines” prior to final map recordation. Condition #8 requires BAR review and approval of the final landscape and irrigation plans prior to prior to final map recordation.**

**The applicants distributed copies of “The Preserve at San Marcos, Architectural and Landscape Design Guidelines” (revised 7/17/06).**

**SBAR Comments:**

- a. P&D planner should consult County Counsel regarding which height calculation methodology applies (e.g., old or new)? Project has not received preliminary approval from BAR.**
- b. BAR can recommend changes to residences, but any changes must conform to the substantial conformity procedures, criteria and guidelines in Article III. P&D planner should provide copies of the substantial conformity provisions to BAR.**
- c. Landscape plans need to include sections showing fuel management zones and transitions from zone to zone. Landscape plans should also state no up-lighting is allowed. Applicant should also address lighting for pools.**
- d. Applicants need to prepare an overall exhibit showing proposed fences.**
- e. Height and size of the houses are set in the project description and conceptual plans. The Architectural and Landscape Guidelines should refer to the project description and conceptual plans rather than specifying general height and size statistics. Delete references such as “Main Residence, Maximum Area 9,000 square feet” on page 4 of Architectural and Landscape Design Guidelines.**
- f. Ensure that the Architectural and Landscape Guidelines do not vest the current zoning ordinance regulations. Recognize that the substantial conformity provision and other zoning ordinance regulations could change over the life of the project.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Robin Donaldson moved, seconded by Valerie Froscher, and carried by a vote of 6 to 0 (Kathryn Dole absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 15, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 12:30 P.M.