



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 9, 2005

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Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	Co-Vice Chair	Engineering Building, Room 17
James King	Co-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	

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Robin Donaldson, at 9:20 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Robin Donaldson	Chair
Kathryn Dole	1st. Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Chris Roberts	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

**COMMITTEE MEMBERS ABSENT: James King, Valerie Froscher 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 Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to:

- Continue Item #11 05BAR-00000-00208 Taylor As-built Enclosed Deck to the meeting of September 16, 2005 at the request of the applicant.
- Continue Item #15 04BAR-00000-00260 Bekins New Residence and Cabana to the meeting of September 16, 2005 at the request of Planning and Development.
- Drop Item #16 Montgomery Residence Addition 05BAR-00000-00134 from the agenda at the request of the applicant.

**III. MINUTES:** Dole moved, seconded by Roberts and carried by a vote of 3 to 0 (King, Froscher and Miller-Fisher absent, Dole and Clough abstain) to approve the Minutes of August 19, 2005.

**IV. CONSENT AGENDA:**

- C-1. 05BAR-00000-00131 Gifford Residence Addition Toro Canyon**  
05CDP-00000-00041 (Holly Bradbury, Planner) Ridgeline: N/A  
Request of Paul R. Zinc, architect for the owner, Sandra Gifford, to consider Case No. 05BAR-00000-00131 for **final approval on consent of a residence addition of approximately 415 square feet and an addition of approximately 420 square feet to the existing garage.** The following structures currently exist on the parcel: a residence of approximately 2,400 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 35,082 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-30-023, located at **1708 La Mirada Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 7/8/05)
- ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant final approval on consent of 05BAR-00000-00131.**
- C-2. 03BAR-00000-00059 Hoberman Residence Addition Carpinteria**  
03CDH-00000-00010 (Anne Almy, Planner) Ridgeline: N/A  
Request of Valerie Froscher, architect for the owners, Tom and Ellen Hoberman, to consider Case No. 03BAR-00000-00059 for **revised final approval on consent of an addition of approximately 967 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,780 square feet and garage of approximately 635 square feet. The proposed project will not require grading. The property is a 10,816 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-422-011, located at **4587 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.
- ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant final approval on consent of 03BAR-00000-00059.**
- C-3. 04BAR-00000-00122 Wordell As-built and New Additions Toro Canyon**  
04LUP-00000-00829 (Morgan Jones, Planner) Ridgeline: Rural  
Request of Steve and Maggie Wordell owners, to consider Case No. 04BAR-00000-000122 for **final approval on consent of an as-built first floor bathroom and bedroom addition of approximately 861 square feet, a proposed second floor addition of approximately 153 square feet, proposed first floor deck addition of approximately 85 square feet and second floor deck addition of approximately 900 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 155-090-043, located at **3099 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 6/25/04 & 2/25/05)
- ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant final approval on consent of 04BAR-00000-00122.**
- C-4. 05BAR-00000-00169 Anglin Dolores M. Ventura Trust Roof Top Equipment Isla Vista**  
(No Planner Assigned) Ridgeline: N/A/  
Request of Dawn Sherry, architect for the owner, Anglin Dolores M. Ventura Trust, to consider Case No. 05BAR-00000-00169 for **preliminary/final approval on consent of new roof top equipment to replace as-built roof top equipment. Equipment is required as a part of permit for new hood within existing structure and consists of new make-up air and exhaustion unit.** The following structures currently exist on the parcel: a two story structure lower level of approximately 3,600 square feet and upper level of approximately 1,860 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-012, located at **6549 Pardall Road #C** in the Isla Vista area, Third Supervisorial District. (Continued from 8/19/05)

**ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant final approval on consent of 05BAR-00000-00169.**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

Robin Donaldson: Attended Planning Commission retreat, where ideas about early Planning Commission conceptual review were discussed. Current idea is that which projects will receive conceptual review will be decided at the discretion of the Planning Commission/BAR chairs. The possibility of televised BAR meetings was also discussed and will likely be instituted in the near future.

Chris Roberts: Will be working on the streetscape master plan for Lillie Avenue in Summerland with Public Works and will try to get BAR involved.

**VI. STAFF UPDATE:**

Back-to-back BAR meetings this week and next (9/9 and 9/16).

A BAR jurisdiction label will now be included on agenda for each item, beginning with the September 30, 2005 meeting.

"Meeting of chairs" early screening of projects for conceptual plan review is under discussion.

Upcoming dates:

9/6 PC – building height changes was continued to 9/14

9/27 BOS will consider formation of separate Regional BARs

10/12 PC will consider BAR ordinance changes to implement formation of Regional BARs.

10/18 BAR ordinance changes go to BOS.

10/18 BOS quarterly departmental review of P&D

**VII. STANDARD AGENDA:**

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

**1. 05BAR-00000-00219 Hadley New Horse Barn Santa Ynez**

05LUP-00000-00975 (No Assigned Planner) Ridgeline: Rural  
Request of California Homes Inc. agent for the owner, Rob Alexander, to consider Case No. 05BAR-00000-00219 for **conceptual review of a new horse barn of approximately 1,589 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,364 square feet and detached garage of approximately 1,488 square feet. The proposed project will require approximately 748 cubic yards of cut and approximately 837 cubic yards of fill. The property is a 5.01 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-300-046, located at **470 Meadowlark Road** in the Santa Ynez area, Third Supervisorial District.

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

**COMMENTS:**

- a. **Suggestion (not requirement) that terracotta color be used for whole barn.**
  - b. **Contour and soften grading as much as possible.**
  - c. **Landscape plan with point irrigation (not sprinklers) with native plants and oaks (e.g. Baccharis pilularis) is needed to stabilize slopes.**
- Return on consent preliminary/final.**

2. **05BAR-00000-00196** **Johnson New Residence** **Solvang**  
05LUP-00000-00866 (Florence Trotter-Cadena, Planner) Ridgeline: N/A  
Request of James May Macari, architect for the owner, Chris Johnson, to consider Case No. 05BAR-00000-00196 for **further conceptual/preliminary/final approval of a new residence of approximately 4,817 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and fill. The property is a 7.2 acre parcel zoned A-I-5-D and shown as Assessor's Parcel Number 137-620-007, located at **920 Ladan** in the Solvang area, Third Supervisorial District. (Continued from 7/29/05)
- ACTION: 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. Stone facing on lower story is helpful in reducing apparent mass. Choice of materials, detailing is very important to rural feel.
  - b. Vastly superior design to earlier proposals. BAR recognizes hard work by applicant, and is pleased with applicant's responsiveness. BAR is also pleased that applicant is happy with final design.
  - c. A grading plan would be helpful to understand landscaping.
  - d. Find places for trees to be located near house, especially on most visible elevations.
  - e. Landscape screening will be important. Trees higher on the slope will also serve as backdrop, help house nestle into site.
3. **05BAR-00000-00222** **Campbell / El Bulito Partners New Residence & Barn Conversion** **Gaviota**  
(No Assigned Planner) Ridgeline: Rural  
Request of Ron Mehl, architect for the owner, Doug Campbell, to consider Case No. 05BAR-00000-00222 for **conceptual review of a new residence of approximately 1,644 square feet, detached garage of approximately 1,116 square feet and new guest quarters converted from barn with accessory uses totaling approximately 2,240 square feet.** The following structures currently exist on the parcel: a barn of approximately 2,204 square feet and shed of approximately 80 square feet. The proposed project will require approximately 407 cubic yards of cut and fill. The property is a 107 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-680-019, located at **68 Hollister Ranch Road** in the Gaviota area, Third Supervisorial District.
- ACTION: Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Garage door should show same detailing as barn ("X."-design).
  - b. BAR is charmed by existing structure, and board and batten siding. Consider board and batten instead of stucco for house? Color will be important. (Applicant: wants stucco to distinguish house from accessory structures.)
  - c. If choose stucco, then walls must be thick enough to give feel of an adobe structure.
  - d. Note to Planner: correct agenda if not ridgeline rural.  
Return preliminary/final full board.
4. **05BAR-00000-00201** **Rose/Cal Orchard As-Built Greenhouses and Shadehouses** **Santa Barbara**  
05DVP-00000-00022 (Alex Tuttle, Planner) Ridgeline: N/A/Urban/Rural  
Request of Raymond Appleton, agent for the owners, James and Lauris Rose, to consider Case No. 05BAR-00000-00201 for **conceptual review of as built greenhouse additions and asbuilt shade houses of approximately 39,279 square feet.** The following structures currently exist on the parcel: office building of approximately 1,240 square feet, storage structure of approximately 425 square feet, greenhouse of approximately 10,800 square feet and two sheds approximately 96 square feet each. The proposed project will not require grading. The property is a 2.33 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 065-290-026, located at **1251 Orchid Drive** in the Goleta area, Second Supervisorial District.

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

**ACTION:**

- a. Project is part of historic, agricultural character of area.
  - b. BAR has no concerns with as-built structures.
- Return preliminary/final with planner letter (after planning approval).**

5. **05BAR-00000-00186** **Grigor Signage** **Santa Barbara**  
05SCC-00000-00016 (Amy Trester , Planner) Ridgeline: N/A  
Request of Franco Rizzo, agent for the owner, Arabyan Grigor, to consider Case No. 05BAR-00000-00186 for **preliminary/final approval of a wall sign**. The following structures currently exist on the parcel: a mixed use building of approximately 3,995 square feet. The proposed project will not require grading. The property is a .19 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-005-083, located at **4422 Hollister Avenue, Suite 101** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/29/05)

**ACTION: Dole moved, seconded by Clough and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant preliminary/final approval of 05BAR-00000-00186.**

6. **05BAR-00000-00139** **Las Positas Shopping Center New Signage** **Santa Barbara**  
05SCC-00000-00009 (Amy Trester, Planner) Ridgeline: N/A  
Request of Ronald A. Wilkinson, agent for the owner, James Freeman Family Trust, to consider Case No. 05BAR-00000-00139 for **further conceptual review/preliminary approval of one double faced illuminated monument identification sign**. The following structures currently exist on the parcel: Chinese restaurant building (Empress Palace). The proposed project will not require grading. The property is a 0.66 acre/square foot parcel zoned CN and shown as Assessor's Parcel Number 049-080-016, located at **2251 Las Positas Road** the Santa Barbara area, Second Supervisorial District. (Continued from 7/8/05 & 8/19/05)

**ACTION: Dole moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant preliminary approval of 05BAR-00000-00139. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- "Halo-lit" ("back-lit") lettering is acceptable.
- Preliminary approval. Return final on consent.**

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 **further conceptual review/preliminary/final approval 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. (Continued from 8/12/05)

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

**COMMENTS:**

- a. Two wall signs with reverse halo lighting are acceptable.
  - b. Blue and white sign looks temporary and unfinished. The sign in its current form bears no relationship to the building. This sign should clearly relate in color, form and materials to the building.
- Return for preliminary/final with redesigned sign.**

**8. 05BAR-00000-00155                      Rodgers Residence Addition                      Mission Canyon**  
**05LUP-00000-00703 (Holly Bradbury, Planner)                      Ridgeline: N/A**

Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **further conceptual review of a residence addition of approximately 759 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and garage of approximately 390 square feet. The proposed project will not require grading. The property is a 6,230 square foot parcel zoned 6-R-1 and shown as Assessor's Parcel Number 023-161-013, located at **2956 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/15/05)

**Project received further 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. **BAR strongly encourages Mission Canyon local board review. BAR would like to see Mission Canyon minutes before continuing its review.**
- b. **Addition appears taller than anything else the neighborhood because of relationship of project site to street.**
- c. **Architectural style is not clear.**
- d. **Vanilla accent trim, crown molding and blocky architectural elements contribute to a more massive feel.**
- e. **Proposed colors seem washed-out for the size of the structure. The trim and crown molding should not be emphasized with a lighter color than the stucco base. Return preliminary.**

**Isla Vista/Goleta/Gaviota Areas/Hollister Ranch**

**9. 03BAR-00000-00072                      Bantilan New Residence                      Goleta**  
**02LUP-00000-00930 (Mark Walter, Planner)                      Ridgeline: Urban**

Request of Doug Keep, architect for the owner, Gene Bantilan, to consider Case No. 03BAR-00000-00072 for **preliminary approval of a new residence and attached garage of approximately 5,719 square feet, detached garage of approximately 576 square feet, second unit of approximately 998 square feet, workshop of approximately 1,544 square feet and pool cabana of approximately 100 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 of cut and approximately 3,000 cubic yards of fill. The property is a 3.11 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 067-130-020, located at **4761 Sierra Madre** in the Goleta area, Second Supervisorial District. (Continued from 4/25/03)

**ACTION: Dole moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to continue 03BAR-00000-00072 for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Photos of the site and area are needed for BAR to understand site in context.**
- b. **Landscape plan will be required.**
- c. **Expand elevations, include visual study of how house affects public views.**
- d. **A site visit is needed with story poles, to understand mass, bulk and scale of proposed structures. Bring photos of story poles.**
- e. **Character of architecture is generally acceptable, but BAR needs to understand site context, views, size of existing structures.**

**Preliminary review continued.**

**10. Discussion**

**Ballantyne New Residence, Guesthouse and Barn**

**Gaviota**

05LUP-00000-00611 (Allen Bell, Planner)

Ridgeline: N/A

Request of Santa Barbara Planning and Development for BAR to render its advice on a proposal by the owner, Lynn Ballantyne, for the **construction of a new residence of 9,300 square feet with a basement of 696 square feet, new guesthouse of 800 square feet with attached garage of 568 square feet and new barn of 1,200 square feet.** No structures currently exist on the parcel. The proposed project will require 6,000 cubic yards of cut and fill. The property is a 17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-090-036, located at **500 Farren Road** in the Gaviota area, Third Supervisorial District.

**Project was a discussion item only, no action was taken. Applicant will resubmit for further discussion and a site visit. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Planner presentation (Tina Ryder): Initial analysis indicates that project is not consistent with policy or approvable as proposed (see planner memo). Applicant was presented with a 3 options: (1) redesign, (2) denial recommendation, or (3) withdraw application.**

**Public Comment :**

**Chris Pagliano, Rancho Embarcadero:**

- **No position, but has concerns about precedent. Project must conform to regulations.**

**John Baltan, formed group to oppose**

- **Tecolote Preserve. Beautiful parcel, no objection to building per se, but concerned about visibility, conformity to LUE, County policy. Proposed design is not in character with rural landscape. Looks like school or condo development. Much additional development proposed nearby.**

**Susan and David Schwartz, neighbors:**

- **Opposed to project. Impacts private and public views. Size is incompatible with Rancho Embarcadero homes. Very intrusive to public views. Noise impacts. Development should be downsized and relocated.**

**Frank Goss, local art dealer:**

- **Supports project, recommended architect to applicant. Loves design of house. Project should not be limited by policy.**

**Nanci Gardner, neighbor:**

- **Project invades the peacefulness of area. Project must comply with policy and zoning. Noise is real issue. Acoustical pocket causes echoes, reverberation. Traffic issues on Farren Road.**

**Email from Ed Easton to Allen Bell:**

- **Concerned about informed BAR review. Concerns about visibility, size/bulk/scale. Landscaping will not screen.**

**Applicant's response to Ed Easton:**

- **Project is not visible, lighting follows "dark skies" model. Scale in comparison with the neighbors: only negligible difference. Eclectic mix of existing architecture in area.**

**BAR Comments:**

- BAR's interest is to alert applicants to issues early on. There are big issues along the Gaviota Coast, and much pending development. Great care is required in designing new development in this area. Architecture must show a heightened sensitivity to these issues. (Highly visible house currently under construction above Glen Annie Golf Course is an example of why BAR must exercise extreme care.)**
- Ridgeline: Location brings the project within the spirit, if not the letter, of the Hillside/Ridgeline Guidelines. House is in a de facto ridgeline location.**

- c. BAR appreciates the contemporary design idea, materials, and green design concept. Well-designed contemporary architecture can fit within the Gaviota Coast context. But this project must go much further to address fundamental design issues related to this highly visible site and the environmental setting. The project represents an opportunity for good design. If designed with the high level of skill and sensitivity required, it could help to set a good example for other development proposals in the area.
- d. Current debate about acceptable size of Gaviota houses. Apparent mass/bulk/scale and visibility are what is important. Visibility is primary issue. Size per se is not as important. The larger a house gets, the more difficult the design problem becomes.
- e. Length of façade: Football field length of structure causes concern. The length of the structure increases its visual impact and apparent mass. The house reads as a large, unbroken mass. The façade and roofline do break skyline.
- f. Use of glass, reflectivity of materials, internal lighting would make house very visible, especially at night.
- g. There are many other possible design approaches for the structure to inhabit a site following green principles (e.g., sod roofs, burrowing into hillside). Roland Coates house as example. As presently designed, there is no clear hierarchy to the structure.
- h. Potential building sites appear to be limited on this property. Building should be sited so that can work more seamlessly with landscape, topography.
- i. A model would help to understand how the house fits onto the site.
- j. Sensitivity to site means respecting the history of the area, naturalization of landscape forms, and use of native materials. Architecture and landscaping must both respect the character of the surrounding natural setting and resources.
- k. Landscaping of site will be important, but the visibility of house must be addressed independently of landscaping. The architecture must stand on its own.
- l. Texture, rhythm and forms of land must be the organizing factor for landscaping. Both agricultural and natural landscapes exist on Gaviota. The landscape design should pick and relate to one or the other theme.
- m. The landscaping proposal accentuates, rather than lessens, the problem of visibility. The landscaping proposal emphasizes the development and draws attention to, rather than screens, the structure.
- n. Native plants (selected from within 20 miles) should be used in the landscape design.
- o. Prominence and visibility of access roadway need to be diminished, not strengthened. Road is fighting natural contours of land. Row of trees proposed along length of road only emphasizes it.
- p. A site visit is needed.

Applicant request to continue BAR review, site visit. BAR motion for joint BAR/PC site visit.

### **Toro Canyon/Summerland/Carpinteria Areas**

11. **05BAR-00000-00208**      **Taylor As-Built Enclosed Deck**      **Toro Canyon**  
05CDH-00000-00030 (Errin Briggs, Planner)      Ridgeline: N/A  
Request of James Macari, agent for the owner, Rowena Taylor, to consider Case No. 05BAR-00000-00208 for **conceptual review of an existing enclosed deck of approximately 357 square feet and approximately 12 feet in height.** The following structures currently exist on the parcel: a residence of approximately 993 square feet and guest house of approximately 1,292 square feet. The proposed project will not require grading. The property is a 9,583 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-011, located at **3557 Padaro Lane** in the Toro Canyon area, First Supervisorial District.

**ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller absent) to continue 05BAR-00000-00208 to the September 16, 2005 BAR meeting. See Agenda Status Report.**

12. **05BAR-00000-00090 Severy New Residence and New Gate House Toro Canyon**  
05LUP-00000-00939 (Holly Bradbury, Planner) Ridgeline: Rural  
Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00090 for **conceptual review/preliminary approval of a new residence of approximately 5,363 square feet, a garage of approximately 816 square feet and guest house of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 875 cubic yards of cut and 810 cubic yards of fill for the residence and 5 cubic yards of cut and 75 cubic yards of fill for the guesthouse.. The property is a 5.25 acre zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro 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. **Current design differs from earlier proposal. Architectural style and design direction are unclear. Roof and material lends tract-like appearance.**
- b. **Plan of house is fine, but restudy entry, revisit roof material and stone facing to define the design direction more clearly. Red tile roof choice may not be appropriate.**
- c. **BAR suggests that the applicant take the successful, subtle contemporary design direction of the adjacent Severy project (2882 E. Valley Rd.).**
- d. **Ceanothus has high fire risk. Salvias might be better. Cistus varieties are also fire resistant.**

13. **05BAR-00000-00117 Severy New Residence Toro Canyon**  
05LUP-00000-00493 (Holly Bradbury, Planner) Ridgeline: N/A  
Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00117 for **preliminary approval of a new residence of approximately 2,799 square feet, guest house of approximately 536 square feet and garage of approximately 888 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 890 cubic yards of cut and 828 cubic yards of fill. The property is a 1.65 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-067, located at **2882 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05)

**ACTION: Ferguson-Ettinger moved, seconded by Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant preliminary approval of 05BAR-00000-00117. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Loosen up grading.**
- b. **BAR likes design approach. Subtle detailing will be critical. Preliminary approval.**

14. **05BAR-00000-00016 Glazer New Residence Toro Canyon**  
04CNS-00000-00126 (Dan Nemechek, Planner) Ridgeline: Rural  
Request of Cearnal Andrulaitis Architects, architect for the owners, Martha and Jay Glazer, to consider Case No. 05BAR-00000-00016 for **final approval of a new residence of approximately 7,324 square feet with an attached garage of approximately 640 square feet, a detached garage of approximately 621 square feet with an attached office structure of approximately 324 square feet, a cabana of approximately 400 square feet and a pool. A second residential unit of approximately 1,000 square feet is included in the plans but is not subject to BAR review.** No structures currently exist on the parcel. The proposed project will require approximately 1,741 cubic yards of cut and approximately 3,699 cubic yards of fill. The property is a 7.60 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-040-026, located at

**2955 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/11/05 & 6/10/05)

**ACTION: Dole moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant final approval of 05BAR-00000-00016.**

**15. 04BAR-00000-00260 Bekins New Residence and Cabana Toro Canyon**

04LUP-00000-01027 (Errin Briggs, Planner) Ridgeline: N/A/Urban/Rural

Request of Barton Myers Associates, Inc., architect for the owners, Michael and Hiroko Bekins, to consider Case No. 04BAR-00000-00260 for **final approval of new residence of approximately 4,621 square feet and cabana of approximately 610 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,197 square feet and garage of approximately 661 square feet. The proposed project will require approximately 1,000 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 10.38 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-130-026, located at **705 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/05/04 & 7/15/05)

**ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller absent) to continue 04BAR-00000-00260 to the September 16, 2005 BAR meeting. See Agenda Status Report.**

**16. 05BAR-00000-00134 Montgomery Residence Addition Toro Canyon**

05CDH-00000-00021 (Errin Briggs, Planner) Ridgeline: N/A

Request of Barry Horwitz, agent for the owner, Robert Montgomery, to consider Case No. 05BAR-00000-00134 for **preliminary approval of residence addition of approximately 1,413 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,438 square feet. The proposed project will require approximately 125 cubic yards of cut and fill. The property is a 0.9 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-034, located at **3319 Padaro Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 7/08/05)

**ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (King, Froscher and Miller absent) to drop 05BAR-00000-00134 from the agenda at the request of the applicant. See Agenda Status Report.**

**17. 04BAR-00000-00307 Coleman Residence Addition Toro Canyon/Carpinteria**

05CDH-00000-00025 (Lisa Hosale, Planner) Ridgeline: N/A

Request of Syndi Souter, agent and William G. Cooper, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **preliminary/final approval of an addition of approximately 2,110 square feet to the existing residence and garage and an addition of approximately 332 square feet to the existing deck.** The following structure currently exists on the parcel: a residence of approximately 2,032 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District. (Continued from 1/14/05 & 2/25/05 & 8/19/05)

**ACTION: Dole moved, seconded by Clough and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant preliminary approval of 04BAR-00000-00307. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- **Preliminary approval with height exemption and a view corridor finding (would not obstruct views into ocean) per §35-96.3.3(a-c). Return for final with architectural details.**

- 18. 03BAR-00000-00010 Rasmussen New Residence Summerland**  
03CDP-00000-00005 (Peter Lawson, 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 & 8/12/05)
- ACTION: Dole moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (King, Froscher and Miller-Fisher absent) to grant preliminary approval of 03BAR-00000-00010. Applicant to return for final approval on consent at the meeting of September 16, 2005. The following comments were made by the Board of Architectural members present for this project:**
- COMMENTS:**
- Disclosures:**
- **Robin Donaldson: Received call from T. Evans request to see story poles. Did site visit.**
  - **Chris Roberts: Following Summerland BAR review, architect agreed to look for ways to lower roof ridge notwithstanding Summerland BAR approval.**
- Public Comments:**
- Donald Boyer, neighbor across the street.**
- **Design would block views from living room. Roof element seems very high. Story poles as high as neighboring house.**
- Jeff O'Neill:**
- **Of the two new design options, prefers a second variation (roof ridge perpendicular to street, middle height).**
- Reeve Woolpert:**
- **Summerland Guidelines say must consider private views to extent practical. Either option would work.**
- Tom Evans:**
- **Story poles in front of [across from] Blair's house are main problem. Other poles are too low, do not accurately represent proposal. Either option for lowering roof element is acceptable, but second option is preferable. It could still be lowered more. Window breakups are not consistent. Shingles at angle on bridge are not best solution. Not clear where fixtures go. Thanks to architect for working with neighbors on these issues throughout the process.**
- Letter 9/8/05 from Nancy and John Drew, neighbors:**
- **Views may be blocked.**
- BAR comments:**
- a. Alternative "B" is preferable.**
- Preliminary approval. Return final on consent.**

- 19. 03BAR-00000-00270 Fink New Residence/New Bridge/Garage/Guesthouse/Cabana Summerland**  
03CDH-00000-00024 (Dan Nemechek, Planner) Ridgeline: Rural
- Request of Scott Rowland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for **further site visit of a new residence of approximately 8,000 square feet, garage of approximately 750 square feet, guest house of approximately 800 square feet and cabana of approximately 765 square feet and a bridge.** No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and 2000 cubic yards of fill. The property is a 3.02 acre parcel shown as Assessor's Parcel Number

005-260-014, located at 2773 Padaro Lane in the Summerland area, First Supervisorial District.  
(Continued from 10/17/03 & 11/19/04 & 4/08/05 & 5/13/05 & 7/08/05 & Site Visit 7/22/05)

**Information site visit was conducted, no action was taken by the BAR members present at the site visit. Applicant to return for further conceptual review at the meeting of September 16, 2005.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by Chris Roberts , and carried by a vote of 5 to 0 (James King, Valerie Froscher and Kris Miller-Fisher absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 16, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:30 P.M.