



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 16, 2005

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	

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
James King	2 nd Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Chris Roberts	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: Kathryn Dole and Valerie Froscher.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. **PUBLIC COMMENTS:** None.

II. **AGENDA STATUS REPORT: Roberts moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to:**

- Continue Item #2 04BAR-00000-00127 Vintage Ranch Subdivision to the 3:00 hour on today's BAR Agenda for agenda management.
- Continued Item #4 05BAR-00000-00217 Fox Residence Addition to the BAR meeting of September 30, 2005 at the request of the applicant.
- Continue Item #10 04BAR-00000-00059 Swords New Residence to the BAR meeting of October 14, 2005 at the request of the applicant.
- Continue Item #14 02BAR-00000-00293 Kimsey New Mixed Use Building to the meeting of October 14, 2005 at the request of the applicant.
- Continue #16 05BAR-00000-00210 Lillie Evans LLC New Mixed Use Building to the meeting of October 14, 2005 at the request of the applicant.

III. MINUTES: Ferguson-Ettinger moved, seconded by Roberts and carried by a vote of 4 to 0 (Donaldson, Dole and Froscher absent, Miller-Fisher abstains) to approve the minutes of September 19, 2005.

IV. CONSENT AGENA

C-1. 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 **final approval on consent 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 & 9/09/05)

ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to grant final approval on consent of 05BAR-00000-00139.

C-2. 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 on consent 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 & 9/09/05)

ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to grant final approval on consent of 03BAR-00000-00010.

C-3. 05BAR-00000-00132 Viniar Farm Employee Dwelling Toro Canyon
04CUP-00000-00040 (Peter Lawson, Planner) Ridgeline: N/A
Request of Victor Lozzetti, agent for the owners, David and Sue Viniar, to consider Case No. 05BAR-00000-00132 for **preliminary/final approval on consent of project to convert an existing dwelling of approximately 2,150 square foot to a farm employee dwelling. The existing ranch style will be changed to a Spanish style.** The following structures currently exist on the parcel: a residence of approximately 2,150 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill or will not require grading. The property is a 29.06 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-100-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/8/05 & 2/9/05)

ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to grant final approval on consent of 05BAR-00000-00132.

C-4. 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 **revised 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 & 8/12/05)

ACTION: Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to grant final approval on consent of 01BAR-00001-00254.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

Kris Miller-Fisher: Isla Vista Foot Patrol Building on University Building UC review. Discussion of joint University DRC/County BAR meeting.

VI. STAFF UPDATE:

9/14 – Height Ordinance approved by Planning Commission. Will be distributed when ready. Will take effect 1/1/06.

Upcoming Dates:

9/27 BOS will consider Regional BAR changes. Changes will likely be effective 1/1/06. BAR subcommittee should plan presentation to BOS.

10/18/05 – P&D quarterly review by BOS.

Bantilan. BAR will waive site visit fee, considering apparent confusion about prior site visit and story poles. Story poles required: roof peak and four corners of main house, plus four corners of guest house.

Laguna Blanca, Ballantyne, Bantilan site visit scheduling:

Site visit on 10/4, at 11:30 AM, Laguna Blanca. Meet at the gym.

Site visit on 10/11, for Bantilan and Ballantyne Meet at Bantilan at 11 AM.

DISCUSSION ON THE COORDINATION BETWEEN HOLLISTER RANCH DESIGN COMMITTEE AND THE BOARD OF ARCHITECTURAL REVIEW:

Hollister Ranch DC Presentation:

- H.R. Guidelines distributed.
- Five members on Hollister Ranch Design Committee
- HOA Rules and CCRs are used to review projects.
- H.R. supports proposal for creation of CBAR.
- Recurring theme: H.R. Design Committee is looking for ways to give teeth to its comments, has difficulty in getting results from applicants. Master Plans have no time limit -- can be problematic for H.R. projects.
- H.R. enforcement mechanism - fines and notices of violation allowed through CCRs. But committee denial must be unanimous.

BAR Discussion:

- Importance for H.R. of establishing local vernacular, clear mission statement and goals for applicants, architects from outside of area. Good information for property owner is important.
- Library of "success stories" of good design would help. H.R. could institute a similar library of good examples, even video with narration.
- BAR would like to see **all** minutes of H.R. Design Committee comments, showing history of process. At present, whether H.R. minutes are sent to BAR is up to applicant. H.R. may want to consider changing process so that transmittal of H.R. minutes to BAR is no longer BAR. (Anita Hodosy: H.R. minutes can be transmitted by e-mail, fax or regular mail. E-mail is easiest.)
- Architects for H.R. projects not always present at County BAR meetings. Importance of having architects present emphasized.
- Examples of other local boards, participation and process. Full meeting minutes are indispensable.
- Conceptual review likened to grad school architectural crit.

- Problem of excessive proposals asking for more initially just as negotiating tool. An aspect of process.

VII. STANDARD AGENDA:

1. 05BAR-00000-00216 Santa Ynez Airport Authority Airport Additions Santa Ynez 03CUP-00000-00042 (Gary Kaiser, Planner) Ridgeline: Rural

Request of Joan Jamieson, agent for the applicants, Santa Ynez Airport Authority, to consider Case No. 05BAR-00000-00216 for **conceptual review of a construction of 49 new hangars of approximately 103,990 square feet, to relocate heliport hangars of approximately 42,000 square feet (adjusted from original 53,600 square feet due to landfill burial cells) and construct security fencing around the airport perimeter.** The following structures currently exist on the parcel: Approximately 183,745 square feet of hangars, administration building and offices. The proposed project will require approximately no cubic yards of cut and approximately 65,000 cubic yards of fill. The property is a 137 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-440-002, located at **900 Airport Road** in the Santa Ynez area, Third Supervisorial District. (Site Visit conducted 7/29/05)

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review at the BAR meeting of October 28, 2005. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Applicant Presentation: A general aviation airport, County-owned. County Fire helicopter use and needs drive project, plus private hanger needs. Applicant is hesitant to change airport image. Planner memo raises grading concern.

BAR Comments:

- Proposal is essentially a landscape project. Landscape plan should employ a clear concept and address the entire northern edge of the airport. Do not limit the plan just to the new hangar area.**
 - Re-grading and views are central issues for project. Provide grading plan and show how grading issue will be addressed, be integrated into landscape plan concept.**
 - Provide additional photo simulation of area not shown in existing photo simulations. Show buildings with existing landscaping, then with proposed screening. Focus on edge facing Highway 246.**
 - Plan should celebrate the authenticity, honesty and simplicity of historic airport architecture. Reference historical aviation buildings. Importance of Santa Ynez Airport as entrance to Santa Ynez Valley. Keep rural feel.**
 - Planting and screening should look natural, be placed in natural groupings. Trees used as screening should not be placed in straight row, but in natural groupings.**
 - Placement of more oaks in the foreground will loosen up design.**
 - Color can be used to add variety. Consider rust colors, break up structures with color according to function. Differentiate doors and exposed steel structures with trim colors. Without some accent, prefab hangers look a little temporary.**
 - Mammoth Airport cited as bad example. No screening of Mammoth Airport. Dress up structures a little, but not to point of "Disneyland" flavor of Mammoth Airport.**
 - Architect/landscape architect should be present at BAR meetings.**
- Return on conceptual with additional information. Site plan and grading plan (will schedule for 10/28 meeting.)**

2. **04BAR-00000-00127** **Vintage Ranch Subdivision** **Orcutt**
TM 14,556 (John Zorovich, Planner) Ridgeline: N/A
Request of Laurie Tamura, agent for the applicant, Martin Farrell Homes, to consider Case No. 04BAR-00000-00127 (formally known as Oak Glen Subdivision 00-BAR-248) for **final approval of a 52 unit residential subdivision consisting of new units ranging from approximately 2,300 to 3,200 square feet.** No structures currently exist on the parcel. The proposed project will require 67,062 cubic yards of cut and 36,800 cubic yards of fill. The property is a 32.78 acre parcel zoned PRD and shown as Assessor's Parcel Number 101-010-002, located at **the east end of Stubblefield Road, known as Key Site 7** in the Orcutt area, Fourth Supervisorial District.
(Continued from 8/25/00, 9/10/04, 9/24/04, 12/03/04 & 6/10/05)
- ACTION: Roberts moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Dole and Miller-Fisher absent) to continue 04BAR-00000-00127 to the 3:00 hour. See Agenda Status Report.**
- ACTION: Ferguson-Ettinger moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Dole and Froscher absent and Clough abstains due to conflict of interest) to grant final approval of 04BAR-00000-00127. The following comment was made by the Board of Architectural Review members present for this project:**
- COMMENT:**
- **Simpler lamp post would be more appropriate.**
3. **05BAR-00000-00215** **McMorrow/Savarese New Office Building** **Santa Ynez**
(No Planner Assigned) Ridgeline: Rural
Request of Thomas Meaney, architect for the owners, Bobbie McMorrow and Ralph Savarese, to consider Case No. 05BAR-00000-00215 for **conceptual review of a new office structure of approximately 1,200 square feet.** The following structures currently exist on the parcel: a residence, two storage sheds and a barn. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 83.08 acre parcel zoned AG-100 and shown as Assessor's Parcel Number 141-090-022, located at **7299 Happy Canyon 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. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Check with planner about use issue. Proposed use must be consistent with agricultural zoning.**
 - b. **Positive comments regarding proposed design. Return preliminary/final.**
4. **05BAR-00000-00217** **Fox Residence Addition** **Santa Ynez**
05LUP-00000-00958(Lorie Baker, Planner) Ridgeline: Rural
Request of Wm. Howard Wittausch, architect for the owners, R. David and Toni Fox, to consider Case No. 05BAR-00000-00217 for **conceptual review of a residence addition of approximately 1,706 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,600 square feet and two barns of approximately 800 and 1,000 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. The property is a 20.01 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-310-006, located at **3075 Calle Bonita** in the Santa Ynez area, Third Supervisorial District.

ACTION: Roberts moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to continue 05BAR-00000-00217 to the meeting of September 30, 2005 at the request of the applicant. See Agenda Status Report.

5. 04BAR-00000-00039 Sepulveda New Residence Lompoc

04LUP-00000-00153 (Lilly Okamura, Planner) Ridgeline: Rural

Request of Rosie and Eddie Granados and Licho Carrillo, agents for the owner, Ezequiel Sepulveda, to consider Case No. 04BAR-00000-00039 for **preliminary/final approval of a new residence of approximately 5,733 square feet**. The following structures currently exist on the parcel: a residence, shed and horse barn. The proposed project will require approximately 2,768 cubic yards of cut and approximately 1,125 cubic yards of fill and approximately 1,643 cubic yards of export. The property is a 20.03 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-330-008, located at **3138 Avena Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 3/12/04, 2/11/05 & 2/25/05 & 3/11/05)

ACTION: Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to grant preliminary approval of 04BAR-00000-00039. Applicant to resubmit for final approval on consent at the meeting of September 30, 2005. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Check earlier minutes for colors. Give color board to planner.
- b. Preliminary approval. Return for final on consent with color board.

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. 03BAR-00000-00153 Miller New Residence Mission Canyon

04LUP-00000-00278 (Robert Dostalek, Planner) Ridgeline: Urban

Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual/preliminary approval of a new residence of approximately 7,140 square feet, garage of approximately 777 square feet and basement of approximately 1,767 square feet**. The following structure currently exists on the parcel: a **guesthouse of approximately 800 square feet**. The proposed project will require approximately 3,808 cubic yards of cut and approximately 1,250 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03 & 9/19/03 & 12/17/04, Site Visit 1/13/05 & 1/14/05 & 4/08/05 & 5/27/05)

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:

- a. Grading has improved a lot.
- b. At last hearing, BAR comments were clear that BAR felt the program was over-ambitious for the constrained site. Reduction of 40 ft.² in building area is not a large drop. The numbers do not make project consistent.
- c. Apparent mass is large for the constrained site.
- d. If applicant is unwilling to make the requested BAR changes, one procedural option is to return for denial and appeal BAR's action to Planning Commission.
- e. With respect to the present design, BAR in particular cannot make Finding 6 (Section 35-329.6.6).
- f. Project is very close to being approvable. Remaining issues are a combination of overall apparent size/bulk/scale and design spilling out over ridge. Try to reduce apparent mass. Not as much a matter of encroachment into red slope areas. Length of structure is more of a concern than width.

g. Tropical landscaping draws attention to building. Broad leaf trees would better help to screen the structure.

Applicant requests conceptual/preliminary/final at next hearing.

- 7. 05BAR-00000-00213/00214 Verizon/Nextel Telecom Facility Santa Barbara**
05CUP-00000-00009, (Jeff Lindgren, Planner) Ridgeline: NA/
05CUP-00000-00038

Request of Leah Emerson of Ridge Communications and Mario Musso of Nextel, agents, to consider Case No. 05BAR-00000-00213 and 05BAR-00000-00214 for **conceptual review of a Verizon/Nextel telecom facility at Elings Park. The consolidated Verizon/Nextel facility includes 12 antennas mounted on 11 poles – 10 feet in height, outdoor equipment cabinets recessed 3 to 6 feet below existing grade; safety fencing around perimeters and landscaping around antennas and equipment area.** The following structures currently exist on the parcel: a park area. The proposed project will require minimal grading. The property is a 134 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 047-010-049, located at **590 Las Positas** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- **BAR comfortable with project. BAR will defer to Planning Commission discussion on land use issues in Park.**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

- 8. 05BAR-00000-000206 Farmer Demolition/New Residence Gaviota**
05CDH-00000-00033 (Alex Tuttle, Planner) Ridgeline: Rural

Request of Mark Becker, architect for the owner, Jeff Farmer, to consider Case No. 05BAR-00000-00206 for **conceptual review of demolition and rebuild of a new residence of approximately 1,922 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet and a barn of approximately totally 1,600 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 106.98 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-700-007, located at **111 Hollister Ranch** in the Gaviota area, Third 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:

COMMENTS:

Public Comment

Randy Mudge, Hollister Ranch Design Review Committee:

- **Exemplary project, H.R. Design Review very happy with it from the outset of its review.**

BAR Comments:

- Positive comments on architecture. No change is required.**
- Stucco color should be darker than shown on design rendering.**
- Revisit landscaping plant choices and include more native species. Some very ornamental planting is proposed. A more native plant palette would work better.**
- Penesetum (Fountain grass) is an invasive plant. Replace with suitable native plant.**

Return preliminary/final with planner letter.

9. **04BAR-00000-00192**

Hira Change of Use of a Permitted Guest House to Residence and New Garage **Goleta**
01LUP-00000-00628 (Abe Leider, Planner) Ridgeline: Urban

Request of Jack Hira owner, to consider Case No. 04BAR-00000-00192 for **preliminary approval of a change of use of a permitted but not built guesthouse of approximately 790 to a main residence of approximately 4,314 square feet and new garage of approximately 1,017 square feet.** The following structures currently are permitted 02BDP-00000-00200 but do not exist on the parcel: a garage of approximately 504 square feet, storage of approximately 475 square feet, guest house of approximately 790 square feet and porch of approximately 537 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-110-014, located at **959 Via Chaparral** in the Goleta area, Second Supervisorial District. (Continued from 9/10/04 & 4/15/05)

ACTION: Miller-Fisher moved, seconded by Donaldson and carried by a vote of 6 to 0 (Dole and Froscher absent) to grant preliminary approval of 04BAR-00000-00192. Applicant to resubmit for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Chart of neighborhood house sizes is not helpful without location map.**
- **Square footage is reasonable. No concern with apparent mass/bulk/scale. Preliminary approval. Return final on consent.**

Toro Canyon/Summerland/Carpinteria Areas

10. **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: Roberts moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to continue 04BAR-00000-00059 to the BAR meeting of October 14, 2005. See Agenda Status Report.

11. **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: Donaldson moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Dole and Froscher absent) to grant final approval of 04BAR-00000-00260.

- 12. 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. (Continued from 9/09/05)
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval on consent. No further comments were made by the Board of Architectural Review members present for this project.**
- 13. 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 & 8/12/05)
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual/preliminary approval. The following comments were made by the Board of Architectural Review member present for this project:**
- COMMENTS:**
Public Comment:
Tom Evans:
- **Mass/bulk/scale of house are issues. FAR is 1,000 to 1,200 square feet over allowable FAR. House was simple concrete block structure. Monterey style is proper direction, or possibly Craftsman. Mediterranean is prohibited by Summerland Community Plan. Needs more work.**
- Jeff O'Neil, Summerland BAR:**
- **Monterey only allowed if very well designed. Understory area enclosed on three sides, building would look much less massive. Mass/bulk/scale are issues.**
- Betty Franklin, email**
Suzanne Perkins, neighbor:
- **House has come a long way in 12 years. Big improvement. Likes existing style. Adds to Summerland eclecticism.**
- BAR Comments:**
- a. Concerned about FAR. House design is big.**
 - b. Project should strive to achieve the Summerland Victorian Cottage scale. Break up the mass, bulk, and scale of the house into pieces. Building details important and must be resolved.**
 - c. BAR would be more comfortable with a uniform Monterey style, but understands owner's desire to work with existing direction of prior renovations.**

- d. **BAR suggests using interesting, well-designed transition to blend from existing Mediterranean on rear elevation into Monterey style. New construction should become entirely Monterey.**
- e. **Restudy three arched windows and other incongruous design elements. Return conceptual/preliminary with FAR issues resolved.**

14. 02BAR-00000-00293 Kimsey New Mixed-Use Building Summerland
022CDP-00000-00148 (Peter Lawson, Planner) Ridgeline: N/A

Request of Shubin & Donaldson, agent for the owners, William K. Kimsey, to consider Case No. 02BAR-00000-00293 for **revised final approval for additional landscape lighting**. Project is currently under construction. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is an 8,150 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005192-010, located at **2410 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 11/05/04 & 11/19/04)

ACTION: Roberts moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to continue 02BAR-00000-00293 to the BAR meeting of 02BAR-00000-00293 the request of the applicant.

15. 03BAR-00000-00114 Perkins New Mixed Use Building Summerland
03CDP-00000-00044(Peter Lawson, Planner) Ridgeline: N/A

Request of Robin Donaldson, architect for the owners, Perry Perkins, to consider Case No. 03BAR-00000-00113 for **further revised final approval of landscape lighting plan**. The following structures currently exist on the parcel: a residence of approximately 1,248 square feet and detached garage of approximately 272 square feet. The proposed project will require approximately 145 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 8,200 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-192-009, located at **2420 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/9/03, 1/09/04, 1/16/04 & 5/27/05 & 6/10/05)

ACTION: Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole and Froscher absent, Donaldson abstained due to conflict of interest) to continue 03BAR-00000-00114 for further revised final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Robin Donaldson recused himself.

Public Comment:

Jeff O'Neill:

- **Present for questions. Summerland BAR thought lighting is too bright.**

Alexandra Adameck, neighbor:

- **Very attractive place, but up-lighting on trees interferes with nighttime views. Too much light. Otherwise landscaping is beautiful.**

Janis Grimont, neighbor:

- **Opposed to any tree spotlights. Lighting only there for commercial purpose.**

Tom Evans:

- **Can understand why people would sign petition, but up-lighting contributes to light pollution. Contrary to Summerland Guidelines. Must be compatible with adjacent residential areas.**

Reeve Woolpert:

- **Central issue is compatibility between commercial/residential areas. Must smooth out interface as much as possible. Personal experience with issue. Causes glow in fog.**

Applicant:

- **Summerland BAR compromise for Kimsey property was sundown to 10 p.m. Hypocritical comments from people with exposed lighting themselves.**

BAR Comments:

- a. **Timers for lights may be best solution. Trees lit appropriately are better than a sign in terms of design appropriateness. Night lighting is acceptable if it is limited to specific trees lumens are not too high.**
- b. **If Kimsey's neighboring project was allowed lighting, BAR must allow here as well, as long as turned off at 10 p.m. Consistency is important.**
- c. **Change note on plan that no light be allowed to leave property.**
- d. **Lighting should be limited to one bulb per tree, low lumens, and turned off at 10 p.m. Lights must be soft, a subtle wash that doesn't overwhelm.**
- e. **Feedback from planner on consistency with Summerland Community Plan requested.**

Continued. Would be good to see both Kimsey and Perkins projects together.

16. 05BAR-00000-00210 Lillie Evans LLC New Mixed Use Building Summerland
Ridgeline: N/A

Request of Shubin and Donaldson Architects, agent for the owner, Lillie Evans LLC, to consider Case No. 03BAR-00000-00210 for **conceptual review of a mixed use building of approximately 4,477 square feet**. The following structures currently exist on the parcel: a Post Office of approximately 1,300 square feet to be demolished. The proposed project will require approximately 4,000 cubic yards of cut and no fill. The property is a .35 acre parcel zoned C-1, Limited Commercial and shown as Assessor's Parcel Number 005-172-011, located at **2245 Lillie Avenue** in the Summerland area, First Supervisorial District.

ACTION: Roberts moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Dole and Froscher absent) to continue 05BAR-00000-00210 to the BAR meeting of October 14, 2005 at the request of the applicant. See Agenda Status Report.

17. 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 conceptual review 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 & Site Visit 7/22/05, Site Visit 9/9/05)

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:

Applicant presentation: Owner will support the at-grade crossing.

Public Comment:

Royce Stauffer:

- **Bridge does not meet Carpinteria Valley standards. No evidence of project on site on morning after site visit. "Stealth Project" — no public notice.**

Tom Evans:

- **Bridge is too urban a solution. At-grade is preferable. House design is a big improvement. Broken up at different angles. As good a design solution as possible without reducing square footage further.**

Suzanne Reloris, Park Commissioner:

- **Main concern is trail. Thousands of people use trail, especially on weekends. Originally supported bridge, but will defer to BAR. House is gorgeous.**

Jeff O'Neill, Summerland BAR:

- **Loves changes to house. Looks smaller. At-grade crossing: retaining wall on ocean side of trail. If parallel trail alignment farther down slope, might be able to eliminate or reduce retaining wall.**

Reeve Woolpert:

- **Substantial improvements, but house doesn't belong on site near public uses. Way too big. Coastal Commission denied similar Cayucos house that impacted views from ocean.**

BAR Comments:

- House design is big improvement. Great job.**
- Struggle with appropriateness, size of house for site, but probably the best that can be achieved for the site. Tension/overlap between two communities with a different values.**
- Designed must protect views from beach.**
- Site visit helped BAR to understand impact of bridge.**
- Bridge seems like safer option, but is over-engineered. BAR will support Summerland BAR on at-grade trail crossing. Bridge would impact views, vista. BAR prefers at-grade crossing.**

Return for preliminary.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Bethany Clough, and carried by a vote of 6 to 0 (Kathryn Dole and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 30, 2004 in Saint Marks in the Valley Episcopal Church, 2905 Nojoqui Street, Los Olivos, CA 93441 (805) 688-4454.

Meeting adjourned at 5:00 P.M.