



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of September 19, 2008**

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts Chair
Jeremy Roberts Vice Chair
Martha Gray
Laurie Romano
Will Rivera
Glen Morris
Steve Willson
Anita Hodosy-McFaul
Anne Almy Supervising Planner

SBAR Secretary

COMMITTEE MEMBERS ABSENT: Chris Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** Sarah Bronstad asked for clarification on SBAR Approved Minutes of August 22, 2008.

- II. AGENDA STATUS REPORT:** Romano moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to:
 - Drop Item # 15 06BAR-00000-00140 Cate School Reorganization and Faculty Housing from the agenda at the request of Planning and Development.
 - Continue Item # 17 Frenkel New Residence and Guesthouse to the meeting of October 24, 2008 at the request of the applicant.

- III. MINUTES:**

Rivera moved, seconded by Romano and carried by a vote of 4 to 0 (C. Roberts, Morris and Gray absent) to approved the Minutes of August 22, 2008 as revised.

Romano moved, seconded by Rivera and carried by a vote of 5 to 0 (C. Roberts and Gray absent) to approve the Minutes of September 5, 2008.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00107 Mandell Demolition/New Residence Mission Canyon
07LUP-00000-00745 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Robert Mehl, architect for the owner, Cornelia Corbett, to consider Case No. 07BAR-00000-00107 for **final approval on consent of a demolition of existing residence and construction of new residence of approximately 1,800 square feet, conversion of a garden shed to be a 438 square foot guest house with a 217 square foot balcony, a 314 square foot yurt to be used as a dance studio, and a new 600 square foot swimming pool with a 1,375 square foot patio.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and three garden sheds of approximately 438, 155 and 101 square feet. The proposed project will require approximately 300 to 500 cubic yards of cut and no fill. The property is a 1.98 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-270-020 located at **1530 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 6/08/07, 11/30/07, 5/9/08, 6/20/08 & 9/5/08)

ACTION: Romano moved, seconded by Rivera and carried by a vote of 5 to 0 (C. Roberts, Gray and Morris absent) to grant final approval on consent 07BAR-00000-00107.

C-2. 07BAR-00000-00117 Starr New Residence Mission Canyon
07LUP-00000-00302 (Sarah Clark, Planner) **Jurisdiction: Mission**
Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **final approval on consent of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/10/07, 9/21/07, 11/02/07, 12/14/07, 2/15/08, 3/28/08 & 6/20/08 & 9/05/08)

ACTION: Romano moved, seconded by Rivera and carried by a vote of 5 to 0 (C. Roberts, Gray and Morris absent) to grant final approval on consent 07BAR-00000-00117.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: SBAR members no longer want to receive paper copies of agendas and minutes in the mail as they can all access the emails sent to them containing minutes and agendas.

VI. STAFF UPDATE: Boiler improvements to be ongoing for several months resulting in no heat in the PC Hearing Room until finished.

VII. STANDARD AGENDA:

Mission Canyon/Santa Barbara/Hope Ranch Areas

1. 06BAR-00000-00316 Santa Barbara Botanic Garden Mission Canyon
Vital Mission Plan
72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) **Jurisdiction: DVP**
Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08, 2/29/08 & 5/09/08, 6/13/08 & 8/22/08)

COMMENTS:

Public speakers: Steve Sherrill, Richard Martin, Mary Knapp, Kathy Koury, Laura Wilkinson, Lorna Moore, Ray Smith, Milt Roselinsky, Marc Chytilo, Nancy Weiss, Hugh Twibell, Jules Zimmer, Ann Sykes, Sylvia Sykes, and Nancy Johnson.

SBAR Comments:

- a. Letters submitted prior to hearing are accepted into the record but were not read by most members.
- b. SBAR appreciates the major design changes proposed by the Garden during the course of SBAR review in response to SBAR comments and neighbor concerns; SBAR also appreciates continued community input.
- c. SBAR appreciates that the Garden withdrew their request for additional security fencing and understands that existing security fencing would remain in place. The SBAR was also pleased that the Botanic Garden would research alternatives to the security fencing to remain.
- d. SBAR is concerned about existing security fencing to remain and, while several members believe the existing chain link fencing is inappropriate to Mission Canyon and should be removed, others were satisfied with requiring that the fencing be relocated to achieve a greater distance from the road right of way to improve safety of pedestrians and bicyclists (i.e., fence to be relocated five or six feet into the site).
- e. Map of fencing needs to be accurately drawn upon the Garden's next return to the SBAR.
- f. SBAR needs to understand the reason supporting the Garden's interest in installing perimeter fencing around the Garden in any location but around the buildings and parking lot on the west side. SBAR believes perimeter fencing is unnecessary adjacent to private property, around the triangle of land at the intersection of Tunnel Road and Mission Canyon Road and at the northern end of Mission Canyon Road, above the current and proposed improvements on the east side of Mission Canyon Road. If the Garden wants a visual clue to their existence to occur at the intersection of Tunnel and Mission Canyon Roads, consider a marker or markers.
- g. SBAR needs to understand existing lighting program, including locations and operating parameters of existing security lighting (what stays on all night and where), as well as program for proposed lighting. Currently, there appears to be an overabundance of proposed lighting.
- h. Post lights only make sense in the west parking lot and there, they should be used in conjunction with other lights, e.g. lit bollards, to be located on other side of parking lot so that post light does not need to reach across parking lot as proposed.
- i. SBAR supports bare minimum code requirements (LZ1 zone) for lighting plan; any building that does not need night lighting should not be lit. Garden to produce a photometric study and a plan showing bare minimum lighting per LZ1 zone and Title 24 requirements that satisfies their program needs and then remove all other superfluous lights.
- j. Glare buster lights appear to be inappropriate to the Mission Canyon area.
- k. Consider using security cameras in lieu of fencing and extra lighting.
- l. Lighting should be consistent with stated intent.

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the SBAR meeting of October 24, 2008.

2. **07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara**
07DVP-00000-00031 (Alex Tuttle, Planner) Jurisdiction: DVP
Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for **further conceptual review of a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08, 4/11/08, 6/06/08 & 8/08/08)

COMMENTS:

Public speaker: Marc Chytilo

a. SBAR Comments:

- b. SBAR commends the applicant team for providing information requested and for successfully redesigning consistent with SBAR concerns particularly along the Patterson Avenue frontage.**
- c. SBAR commends the applicant team for their best presentation to date.**
- d. SBAR appreciates the applicant team's effort for a redesign that appears to work with the site and the terrain.**
- e. SBAR appreciates the resolution of the mass, bulk and scale of the SFD on lot 7 and the custom designs of proposed homes on lots 8, 9 and 10 and the SBAR would support the proposed reduction in the mass of proposed homes on lots 4, 5 and 6.**
- f. SBAR is supportive of the project.**
- g. Success in moving forward will be related to landscaping; be specific in relocation of palms on site; will need some additional mature trees throughout.**
- h. Consider eliminating concrete sidewalk at the "park" and instead use stepping stones; consider using permeable paving wherever possible.**
- i. Return for further conceptual review with all drawings brought up to the same level.**

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review.

Isla Vista/Goleta

- 3. 07BAR-00000-00320 Lindsey Residence Addition Santa Barbara**
07LUP-00000-00679 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Urban

Request of Steve Lindsey, owner, to consider Case No. 07BAR-00000-00320 for **preliminary approval of a third-story residence addition of approximately 239 square feet, exterior remodeling, and a new detached one-car garage of approximately 240 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,544 square feet. The proposed project will not require grading. The property is a 6,360 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-026, located at **2965 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/18/08, 4/25/08, 6/20/08 & 7/11/08)

COMMENT:

- Project received preliminary approval; return for final on consent with materials, colors and lighting.**

ACTION: Romano moved, seconded by Rivera and carried by a vote to 5 to 0 (C. Roberts and Willson absent) to grant preliminary approval of 07BAR-00000-00320. Applicant to return for final approval.

- 4. 08BAR-00000-00219 Heritage House Generator Santa Barbara**
06SCD-00000-00017 (Errin Briggs, Planner) Jurisdiction: Goleta

Request of Bill and Julie McGeever, owners, to consider Case No. 08BAR-00000-00219 for **revised final approval of a new generator enclosure with associated landscaping.** The following structure currently exists on the parcel: Elder-care facility of approximately 35,000 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a 1.75 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 065-072-023, located at **5200 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. SBAR supports the project with walls to be CMU clad with siding to match the adjacent building and color to match front elevation.**
- b. Continue landscape screening across existing doors to electric panel.**
- c. Use more shrubs.**
- d. Return for final on consent.**

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (C. Roberts and Willson absent) to continue 08BAR-00000-00219 for final approval on consent at the meeting of October 3, 2008.

**5. 08BAR-00000-00078 Toor Residence Additions and Second Story Santa Barbara
08LUP-00000-00170 (Brian Banks, Planner) **Jurisdiction: Goleta****

Request of Chris Thomas, agent for the owner, Iqbal Toor, to consider Case No. 08BAR-00000-00078 for **further conceptual review of a residence first floor addition of approximately 142 square feet, second story addition of approximately 1,406 square feet, second story deck of approximately 172 square feet and covered porch of approximately 122 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,400 square feet, attached garage of approximately 441 square feet and porch of approximately 136 square feet. The proposed project will not require grading. The property is a 8,760 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 065-223-013, located at **4773 Avalon Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/06/08 & 7/11/08)

COMMENTS:

Public Speaker: Sofija Nedic

SBAR Comments:

- a. **SBAR appreciates improvement in front elevation; mass is now broken up enough to have SBAR support.**
- b. **Material change may be more appropriate than color change at front gables.**
- c. **Add some trees at the southeast elevation in a naturalized grouping providing screening and eliminating the needs for proposed banding.**
- d. **Confirm that window egress from bedrooms meets code.**
- e. **Return for preliminary/final before the full board with colors, materials, lights and landscape plan.**

Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval.

**6. 08BAR-00000-00192 Hollstien New Garage Santa Barbara
(No Assigned Planner) **Jurisdiction: Goleta****

Request of Eric Swenumson, agent for the owner, Steve Hollstien, to consider Case No. 08BAR-00000-00192 for **conceptual review of residential second unit garage of approximately 604 square feet.** No structures currently exist on the parcel. The proposed project will require no cut and approximately 350 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-050, located at **1390 N. Fairview Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Garage doors and details to match garage doors and details of main house.**
- b. **Add landscaping on west side of garage.**
- c. **Reduce the width of the driveway at its encroachment onto Fairview.**
- d. **Return for preliminary/final on consent.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent.

**7. 08BAR-00000-00108 Webster Properties LP Signage Santa Barbara
08LUP-00000-00227 (Eric Gage, Planner) **Jurisdiction: Commercial****

Request of Richard Redmond, architect for the owner, Webster Properties LP, to consider Case No. 08BAR-00000-00108 for **further conceptual review/preliminary/final approval of proposed new signage for the State Street Ballet School.** The following structure currently exists on the parcel: a commercial building of approximately 8,891 square feet. The proposed project will not require grading. The property is a .82 acre parcel zoned CN and shown as Assessor's Parcel Number 049-080-010, located at **2285 Las Positas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/11/08 & 7/25/08)

COMMENTS:

- **Dramatic improvement.**
- **Project received preliminary approval with the following conditions.**
 - Use softer yellow or warm white neon light to illuminate signage facing the freeway.
 - Put all sign lights on a dedicated timer to turn off signage lights at close of business.
 - Use ¾" letters with ¾" pin mount on non-illuminated letters below the stripe.
 - For illuminated letters, use 2 ½" letters with 1 ½" pin mount.

ACTION: Morris moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts and Willson absent) to grant preliminary approval of 08BAR-00000-00108. Applicant to return for final approval on consent at the meeting of October 3, 2008.

8. 08BAR-00000-00187 Lopez Residence Addition Santa Barbara
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Angelo Caciola, architect for the owners, Brandon and Tracy Lopez, to consider Case No. 08BAR-00000-00187 for **conceptual review of a residence addition of approximately 1,000 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,106 square feet. The proposed project will not require grading. The property is a 9,782.5 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-070-006, located at **4539 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Nice project; improvement to existing residence; low key and successful.**
- b. **Submit application for LUP.**
- c. **OK to return for preliminary/final with colors, materials and lights.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval.

9. 06BAR-00000-00043 Smith Demolition/New Residence and Guesthouse Goleta
06LUP-000000-00155 (Holly Bradbury, Planner) **Jurisdiction: Permit Condition**

Request of Bill Wolf, architect for the owner, Ruth J. and James D. Smith, to consider Case No. 06BAR-00000-00043 for **revised final approval to remove previously approved guesthouse of approximately 747 square feet and add approximately 770 square feet to the previously approved residence of approximately 4,608 gross square feet. The following structures were previously approved: attached three car garage of approximately 856 gross square feet, new carport of approximately 418 square feet, covered veranda/porch of approximately 537 square feet and new trellis of approximately 456 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,576 square feet and carport of approximately 265 square feet. The proposed project will require approximately 1,200 cubic yards of cut and fill. The property is a 51,081 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-027, located at **780 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. (Continued from 3/31/06, 5/12/06, 6/23/06 & 7/21/06)

ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 (C. Roberts absent) to grant revised final approval of 06BAR-00000-00043. No further comments were made by the Board of Architectural Review members present for this project.

10. 08BAR-00000-00004 SureSite Telecommunication Facility Santa Barbara
07CUP-00000-00073 (Megan Lowery, Planner) **Jurisdiction: Goleta**

Request of Scott Dunaway, of SureSite for T-Mobile, to consider Case No. 08BAR-00000-00004 for **further conceptual of a 50 foot tall faux broadleaf with 12 antennas mounted at 45 feet. Six equipment cabinets to be located adjacent to the faux broadleaf surrounded by an 18'10" x 24'4" chain link fence with vinyl slats.** The following structures currently exist on the parcel: project sits adjacent to cemetery and coroner office. The proposed project will not require grading. The property is zoned PI and shown as Assessor's Parcel Number 061-040-027, located at **66 S. Antonio Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08 & 5/23/08)

COMMENTS:

- **SBAR is in favor of the eucalyptus solution but tree needs more styling to look like a eucalyptus.**
- **Add vines on the interior and exterior of the adjacent fence.**
- **Return for preliminary/final approval before the full board with samples of leaves and trunk (trunk must be mottled and not brown), as well as a landscape plan.**

Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval.

11. 08BAR-00000-00134 T-Mobile at Mission Canyon Mission Canyon
08LUP-00000-00030 (Megan Lowery, Planner) Jurisdiction: Permit Condition

Request of Scott Dunaway, SureSite Consulting Group, agent for the applicant, T-Mobile to consider Case No. 08BAR-00000-00134 for **further conceptual review of a wireless telecommunications facility in an area of approximately 144 square feet.** The following structure currently exists on the parcel: a wooden utility pole of approximately 30 feet in height. The proposed project will not require grading. The property is in the right-of-way, located at **670 ½ Mission Canyon Road** in the Mission Canyon area, First Supervisorial District.
(Continued from 7/25/08)

COMMENTS:

- **Locating a pole in the newly designated scenic, historic corridor of Mission Canyon is inappropriate.**
- **The utilitarian solution is acceptable if it is sited in an obscure location in Rocky Nook Park; vault to be underground in park.**

Return for further conceptual/ preliminary review.

Project received conceptual review only, no action was taken. Applicant to return for further conceptual/preliminary approval.

12. 08BAR-00000-00030 Cherot Reconstructed and Remodeled Residence Hope Ranch
08CDP-00000-00040 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban

Request of James Bell, architect for the owner, Thornton E. Cherot, to consider Case No. 08BAR-00000-00030 for **final approval of residence rebuild after fire. New construction will consist of a first floor of 1,948 square feet, second floor of 1,742 square feet, 790 square feet of covered porches, 893 square foot garage. The existing 455 square foot pool house with kitchen will remain and the kitchen will be removed after construction of the main residence to remove the current zoning violation.** The following structures currently exist on the parcel: a residence of approximately 5,426 square feet and pool house of approximately 455 square feet. The proposed project will require 60 cubic yards of cut and approximately 320 cubic yards of fill. The property is a 1.06 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-021, located at **1480 Cantera Way** in the Hope Ranch area, Second Supervisorial District.
(Continued from 3/14/08, 5/23/08, 6/20/08 & 7/25/08)

CONDITION: Project received final approval with the condition to add a pine tree in the front yard.

ACTION: Rivera moved, seconded by Willson and carried by a vote of 5 to 0 (C. Roberts absent, J. Roberts abstains) to grant final approval of 08BAR-00000-00030.

Toro Canyon/Summerland/Carpinteria Areas

13. 08BAR-00000-00121 Demachkie Residence Addition Toro Canyon
08LUP-00000-00386 (Planner, Brian Banks.) Jurisdiction: Toro

Request of Dennis Allison, architect for the owners, Sam and Caroline Demachkie, to consider Case No. 08BAR-00000-00121 for **preliminary/final approval of a residence addition of approximately 852 square feet.** The following structures currently exist on the parcel: residence of approximately 1,397 square feet and garage of approximately 230 square feet. The proposed project will require approximately 6 cubic yards of cut and fill. The property is a 53,143 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-052, located at **2828 E. Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/20/08)

CONDITION:

- **Project received preliminary approval with condition that exterior light be fully shielded.**
- **Return for final on consent.**

ACTION: Romano moved, seconded by Rivera and carried by a vote of 6 to 0 (C. Roberts absent) to grant preliminary approval of 08BAR-00000-00121. Applicant to return for final approval on consent at the SBAR meeting of October 3, 2008.

14. 08BAR-00000-00029 Statler Residence Addition Toro Canyon

08CDH-00000-00015 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Syndi Souter, agent for the owners, Gordon and Barb Statler, to consider Case No. 08BAR-00000-00029 for **preliminary/final approval of a new entry addition of approximately 30 square feet and master bath addition of approximately 260 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,100 square feet and detached garage of approximately 440 square feet. The proposed project will not require grading. The property is a 1.59 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-320-035, located at **1795 Ocean Oaks Road** in the Toro Canyon/Carpinteria area, First Supervisorial District. (Continued from 3/14/08)

CONDITION:

- **Project received preliminary approval with condition to revise window detail.**
- **Return for final on consent.**

ACTION: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (C. Roberts absent) to grant preliminary approval of 08BAR-00000-00029. Applicant to resubmit for final approval on consent.

15. 06BAR-00000-00140 Cate School Reorganization and Faculty Housing Carpinteria

06RVP-00000-00013 (Bryan Clare, Planner) **Jurisdiction: Ridgeline - Rural**
07AMD-00000-00009

Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **revised final approval on landscaping of Phase I faculty residences. Previously approved was Phase II to include Pool house, Building and Grounds and Admissions Building. (Previously approved was Phase 1 of a facility reorganization plan, involving both structures and site features parking lot, entry improvements, etc. And, Phase 1 of the project consists of construction of a new tertiary wastewater treatment system, construction of five new faculty residences, relocation of one existing faculty residence, a new child care building, and landscaping for the new and relocated faculty residences.)** The following structures currently exist in the project area: six faculty residences, gym, pottery barn, pool facilities, and a multi-use building. The overall campus includes numerous other structures used for student housing and services, classrooms, maintenance, etc., which are located beyond the proposed project area. The proposed project will require approximately 31,000 cubic yards of cut and fill which will be balanced on site. The project site is a 27.5 acre area within a 122 acre parcel zoned AG-1 and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 09/15/06, 11/17/06, 1/19/07, 7/06/07, 7/20/07, 9/21/07, 10/05/07 & 5/9/08)

ACTION: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to drop 06BAR-00000-00140 from the agenda. See Agenda Status Report.

- 16. 08BAR-00000-00184 McCarthy Residence Addition and New Garage Carpinteria**
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**
Request of Ted Meeder, architect for the owners, Kevin and Marianne McCarthy, to consider Case No. 08BAR-00000-00184 for **conceptual review of a residence addition of approximately 949 square feet and guest house of approximately 560 square feet with new two garage of approximately 528 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,049 square feet and attached garage of approximately 549 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 440 cubic yards of fill. The property is a 3.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-120-022, located at **7331 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District.
- COMMENTS:**
a. **Need to adhere to Hillside/Ridgeline height restrictions; second stories may not work.**
b. **Submit application for a CDP.**
c. **Achieve proper separation between garage and house.**
d. **Rethink amount of lawn proposed.**
- Project received conceptual review only, no action was taken.**
- 17. 07BAR-00000-00204 Frenkel New Residence and Guesthouse Toro Canyon**
07LUP-00000-00840(J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Stephen R. Frenkel, architect for the owners, Steve and Terri Frenkel, to consider Case No. 07BAR-00000-00204 for **preliminary approval of a new two-story residence of approximately 3,480 square feet with an attached 2-car garage of approximately 537 square feet and guesthouse of approximately 800 square feet.** No structures currently exist on the property. The proposed project will require approximately 2,050 cubic yards of cut and approximately 1,320 cubic yards of fill. The property is a 3.79 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. (Continued from 8/24/07 & 3/14/08)
- ACTION: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to continue 07BAR-00000-00204 to the SBAR meeting of October 24, 2008 at the request of the applicant. See Agenda Status Report.**
- 18. 08BAR-00000-00214 Ballantyne New Residence Goleta**
05LUP-00000-00611 (Allen Bell, Planner) **Jurisdiction: Permit Condition**
Request of Lynn Ballantyne, owner, to consider Case No. 08BAR-00000-00214 for **conceptual review/preliminary/final approval of the final landscape plan** for an approximately 11,498 square-foot residence with an approximately 1,798 square-foot attached garage, an approximately 800 square-foot guest house with an approximately 568 attached garage, an approximately 1,200 square-foot barn and associated grading and driveway. No structures currently exist on the property. The project will require approximately 8,000 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 Goleta Area, Third Supervisorial District.
- COMMENTS:**
Public speaker: Marc Chytilo
- SBAR Comments:**
a. **Return with site topography shown on the planting plan.**
b. **Return with 100-foot fire clearance zones around structures graphically shown on the planting plan.**
c. **Return with a north-south site section as seen from the west running through the house and north to Farren Road. Site section must illustrate how the trees will screen the structures as seen from Farren Road.**
d. **Return with an irrigation plan for a water-conserving irrigation system, including a written schedule and zones graphically shown on the planting plan.**
e. **Return with a written clarification from the County Fire Department on pepper trees.**
f. **Return with site photos from Farren Road; a photo simulation from Farren Road looking south would be satisfactory.**

- g. SBAR members are encouraged to perform informal site visits.**
- h. Return for further conceptual/preliminary/final review on October 3, 2008. The submittal deadline for all materials is noon, September 29, 2008.**

Project received conceptual review only, no action was taken. Applicant to return for further conceptual/preliminary/final approval at the meeting of October 3, 2008.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Will Rivera, and carried by a vote of 5 to 0 (C. Roberts and Martha Gray absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 3, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:15 P.M.