

COUNTY OF SANTA BARBARA



**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of September 21, 2007**

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, Jeremy Roberts, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Jeremy Roberts	Chair
Chris Roberts	Vice Chair
Valerie Froscher	
Pamela Ferguson-Ettinger	
Martha Gray	
Anita Hodosy	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Laurie Romano

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

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

- Drop Item No. C-1 07BAR-00000-00185 Jordan/Johnson Residence Addition from the agenda at the request of the applicant.
- Continue Item No. C-3 06BAR-00000-00185 Swanson Retaining Wall to the October 5, 2007 SBAR meeting at the request of the applicant.
- Drop Item No. 1 07BAR-00000-00050 Gerrity Residence Addition from the agenda at the request of the applicant.
- Drop Item No. 9 07BAR-00000-00223 Nasir Retaining Wall from the agenda at the request of the applicant.
- Continue Item No. 12 07BAR-00000-00228 to the meeting of October 19, 2007 at the request of the applicant.

III. MINUTES: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Romano absent) to approve the Minutes of September 7, 2007.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00185 Jordan/Johnson Residence Addition Mission Canyon
07LUP-00000-00619 (Lisa Martin, Planner) **Jurisdiction: Mission Canyon**

Request of Gretchen Zee, architect for the owners, MaryAnn Jordan and David Johnson, to consider Case No. 07BAR-00000-00185 for **preliminary/final approval on consent of a residence addition of approximately 228 square feet**. The following structure currently exists on the parcel: a residence of approximately 2,273 square feet. The proposed project will not require grading. The property is a 6.29 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 021-010-046, located at **2040 Las Canoas Road** in the area, First Supervisorial District. (Continued from 8/24/07)

ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Romano absent) to drop 07BAR-00000-00185 from the agenda at the request of the applicant. See Agenda Status Report.

C-2. 05BAR-00000-00185 Sutherland Residence Addition and Remodel Toro Canyon
05CDP-00000-00074 (Previously 04CDP-00000-00140) (Holly Bradbury, Planner) **Ridgeline: Rural**

Request of Susan Sherwin, agent for the owner, Toni Sutherland, to consider Case No. 05BAR-00000-00185 (previously 04BAR-00000-00311) for **final approval on consent of a guesthouse of approximately 795 square feet, understory storage room (under guesthouse) of approximately 247 square feet and new deck area of approximately 1,096 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05, 2/25/05, 4/8/05, 4/15/05, 7/15/05, 10/14/05, 1/5/07, 2/23/07, and 9/07/07)

ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Romano absent) to grant final approval on consent of 05BAR-00000-00185.

C-3. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara
06LUP-00000-00611 (Sarah Clark, Planner) **Jurisdiction: Ridgeline - Rural**

Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for **final approval on consent of a tieback and grade beam retaining wall of approximately 25 feet in height and 100 square feet in length and landscape plan**. The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of approximately 256 square feet, and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-018, located at **5597 W. Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/06/06, 5/11/07, 5/25/07, 6/22/07, 7/06/07, 7/20/07, and 8/10/07)

ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Romano absent) to continue 06BAR-00000-00158 to the SBAR meeting of October 5, 2007. See Agenda Status Report.

C-4. 07BAR-00000-00138 Furukawa New Two Story Residence Hope Ranch
07CDP-00000-00042 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Ray Ketzal, architect for the owners, Mr. and Mrs. Gary Furukawa, to consider Case No. 07BAR-00000-00138 for **final approval on consent of a new two story residence of approximately 7,181 square feet, garage of approximately 1,764 square feet and guesthouse of approximately 736 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 400 cubic yards of cut and fill. The property is a 4.08 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-172-003 located at **4275 Mariposa Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/08/07 and 7/20/07)

ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Romano absent) to grant final approval on consent of 07BAR-00000-00138.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Pam and Val are interested in becoming ex-officio members to fill in as needed and to sound in on the larger projects that have been in process for so long.
- Jeremy alerted the BAR to the fact that the HLAC was reviewing a component of the Botanic Garden project that had not been brought to the BAR. Anne Almy elucidated re., the Meadow Terrace Exhibit. BAR agreed that HLAC should be in attendance at their next meeting to review the Botanic Garden Vital Mission Plan. Staff to ensure.
- Martha raised the topic of Bill Palladini's article in the Montecito Journal which stated that in certain areas of the County, projects subject to Hillside Ridgeline ordinance are heard not only by BAR but by PC. Staff to confirm.
- Val confirmed that Hillside Ridgeline ordinance applies when there is a drop in elevation around the structure, not a rise.
- Chris alerted the BAR that the community of Summerland is not happy that the Lillie Avenue improvements do not include brick sidewalks. Staff to pass along information to appropriate recipients.

VI. STAFF UPDATE:

Not enough time (only 1 ½ hour) on the 10/5 agenda to hear Botanic Garden. Motion will be made 10/5 to continue to 11/2 for an extended hearing starting at 9 and running straight through till 1. Anita to park the item on 11/2. Anne to provide lunch on 11/2. Staff to coordinate with HLAC and properly notice a joint hearing.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. **07BAR-00000-00050** **Gerrity Residence Additions** **Isla Vista**
07AMD-00000-00004 (J. Ritterbeck, Planner) **Jurisdiction: Design Overlay**
Request of David Gerrity, owner, to consider Case No. 07BAR-00000-00050 for **preliminary/final approval of residential additions consisting of two bedrooms, two bathrooms and two laundry rooms of approximately 775 (gross) total square feet.** The following structures currently exist on the parcel: two residences of approximately 2,526 square feet each. The proposed project will not require grading. The property is a 0.48 acre parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-064-001, located at **6559 Segovia** in the Isla Vista area, Third Supervisorial District. (Continued from 3/30/07, 4/13/07 and 5/25/07)
- ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Romano absent) to drop 07BAR-00000-00050 from the agenda at the request of the applicant. See Agenda Status Report.**
2. **07BAR-00000-00229** **McClure Single Family Dwelling Addition/Remodel** **Goleta**
07LUP-00000-00612 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Craig Shallenberger, agent for the owners, John and Deborah McClure, to consider Case No. 07BAR-00000-00229 for **conceptual review of a residence addition of approximately 300 square feet and change to the street facing facade.** The following structures currently exist on the parcel: residence of approximately 1,527 (net) square feet with an attached garage of approximately 524 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-420-011, located at **5169 Walnut Park Drive** in the Goleta area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent at the SBAR meeting of October 5, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Arch at entry may be unnecessary; consider eliminating.
- b. Be consistent with fenestration throughout both the new and existing development.
- c. Do not use dwarf citrus.
- d. OK for preliminary/final on consent.

3. 07BAR-00000-00226 Pitcher Single Family Dwelling Addition Goleta
07LUP-00000-00578 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Gary A. Jensen, architect for the owners, Hank and Susan Pitcher, to consider Case No. 07BAR-00000-00226 for **conceptual review of a first floor addition of approximately 538 square feet and interior remodel, and new second story workshop of approximately 469 square feet with covered terrace/deck of approximately 137 square feet and an exterior stairway.** The following structure currently exists on the parcel: residence of approximately 2,108 square feet. The proposed project will not require grading. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-071-011, located at **3876 Pueblo Avenue** in the Goleta area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval at the SBAR meeting of November 2, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Design, with second story loaded on one side of the house, is problematic.
- b. Downplay the bulkiness of the west elevation; following are options:
 - Consider using board and batt on the west elevation and wrapping around the north elevation to break up the west elevation and to treat the home as a four sided form;
 - Consider incorporating shingles;
 - Consider changing colors and or materials above the floor line.
- c. Try to incorporate greater emphasis on farmhouse iconography.
- d. Return for further conceptual/preliminary approval.

4. 07BAR-00000-00222 Blancarte Garage Conversion Goleta
07LUP-00000-00585 (Amy Trester, Planner) Jurisdiction: Goleta

Request of Joaquin Ornelas, agent for the owner, Normal Blancarte, to consider Case No. 07BAR-00000-00222 for **conceptual review and preliminary/final approval of conversion of the existing garage to habitable space of approximately 445 square feet, consisting of bedroom, full bathroom, and den.** The following structures currently exist on the parcel: residence of approximately 1,320 square feet with an attached garage of approximately 445 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-202-005, located at **4785 Baxter Street** in the Goleta area, Second Supervisorial District.

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

COMMENTS:

- a. Landscaping will be key to improving the project; return with a planting plan incorporating trees and shrubs.
- b. Consider improving upon the existing fence particularly at the driveway entrance.
- c. Consider sawcutting AC driveway to create a pattern of gravel around AC panels.
- d. Return for preliminary/final on consent.

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **07BAR-00000-00114 Layman New Residence Addition and New Garage Santa Barbara**
07MOD-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owners, Mary and Otto Layman, to consider Case No. 07BAR-00000-00114 for **preliminary approval of the demolition of the existing 1,761 square foot residence and detached garage and the construction of a new, approximately 3,613 square foot single-family residence with a 504 square foot detached garage with attached 198 square foot shop.** The maximum height of the new residence would be approximately 17 feet above existing grade. One coast live oak tree would be relocated on-site as part of the project. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, garage of approximately 369 square feet, four sheds and corrals. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 061-273-003, located at **4640 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07 and 8/10/07)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Romano absent) to continue 07BAR-00000-00114 for further preliminary approval at the SBAR meeting of October 5, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Architecture looks good and the BAR appreciates the architect's responsiveness to BAR comments.**
- b. **Cantilevered decks work; BAR is supportive of bigger decks with visually strong structural supports.**
- c. **Consider designing decks around oaks to allow decks to "float" in the woods; consider stepping decks downhill; house becomes a treehouse.**
- d. **Use native plants to screen under decks.**

6. **06BAR-00000-00279 Montecito Ranch Estates Properties Inc. New Residence Summerland**
07CDP-00000-00080 (Selena Buoni, Planner) **Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for a **site visit of a new residence of approximately 7,494 square feet, with a basement of approximately 693 square feet, detached garage of approximately 966 square feet, guesthouse of approximately 741 square feet, a sunken tennis court, pool, spa, gazebo, and associated landscaping and hardscaping.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06 and 8/10/07)

Project received a site visit only, no action was taken. 06BAR-00000-00279 reviewed for further conceptual review later in the day.

7. **07BAR-00000-00118 Shapiro Guesthouse and Pool Santa Barbara**
07LUP-00000-00304 (Lisa Martin, Planner) **Jurisdiction: Ridgeline- Rural**

Request of Joe L. Ewing, architect for the owners, Stephen and Michele Shapiro, to consider Case No. 07BAR-00000-00118 for **preliminary/final approval of a new guesthouse of approximately 798 square feet with approximately 470 square feet of attached trellis, grading of approximately 83 cubic yards, a new pool, spa and outdoor shower.** The following structure currently exists on the parcel: a residence of approximately 2,998 square feet. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned MT-100 and shown as Assessor's Parcel Number 153-300-004, located at **2000 San Marcos** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07 and 8/10/07)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 to grant preliminary/final approval of 07BAR-00000-00118. The following conditions were made by the Board of Architectural Review members present for this project:

CONDITIONS:

- a. **Granted final approval with conditions:**
At maturity, 30% of the slope shall be covered with woody ground cover, shrubs or trees; and
- b. **Erosion control plantings shall be irrigated.**

8. **03BAR-00000-00148** **Caird Revisions** **Santa Barbara**
01CDH-00001-00022 (Lisa Hosale, Planner) **Ridgeline: N/A**

Request of Angie Huff, architect for the owners, Ron and Patricia Caird, to consider Case No. 03BAR-00000-00148 for **revised final approval of a revised roofline and chimney height for a previously approved residence of approximately 2,899 gross square feet. No changes to the floor plan, building footprint, grading amounts, or to any other aspects of the previously approved project are included in this revision.** The property is a 0.39 acre parcel zoned AG-1-5 and shown as Assessor's Parcel Number 065-250-051, located at **1365 More Ranch Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 11/14/03, 2/11/05, 5/27/05, and 8/12/05)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Romano absent) to grant revised final approval of 03BAR-00000-00148. No further comments were made by the Board of Architectural Review members present for this project.

9. **07BAR-00000-00223** **Nasir Retaining Wall** **Santa Barbara**
07LUP-00000-00568 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Yvette Momiot, agent for the owners, Ma'an and Julia Nasir, to consider Case No. 07BAR-00000-00223 for **conceptual review of a retaining wall 100 linear feet in length and a maximum height of 10 feet.** The following structures currently exist on the parcel: single family dwelling, guesthouse, and barn. The proposed project will require approximately 6,000 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 45.59 acre/square foot parcel zoned AG-140 and shown as Assessor's Parcel Number 153-370-007, located at **1455 La Vista Road** in the Santa Barbara area, Second Supervisorial District.

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Romano absent) to drop 07BAR-00000-00223 from the agenda at the request of the applicant. See Agenda Status Report.

10. **07BAR-00000-00099** **Tyre Residence Additions** **Santa Barbara**
07LUP-00000-07414 (Sarah Clark, Planner) **Jurisdiction: Goleta**

Request of Patrick Marr, agent for the owners, Jeff and Margie Tyre, to consider Case No. 07BAR-00000-00099 for **further conceptual review and preliminary approval of an addition of approximately 544 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 2,242 square feet and garden shed of approximately 340 square feet. The proposed project will require approximately no cut and approximately 33 cubic yards of fill. The property is a 0.51 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-019, located at **4531 Auhay Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/25/07 and 8/10/07)

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

COMMENTS:

- a. Auhay neighborhood is eclectic and does not have a strong Mediterranean precedent.
- b. Difficult project and architect is commended on the architecture which generally ties together.
- c. Tower element appears out of place on the home which otherwise maintains a horizontal ranch character.
- d. Tower element makes the building look massive, conflicts with existing shallow roofs and does not resolve irregular roof forms; circular form has no relation to the house; consider rectilinear form.
- e. Return with actual materials/ color board; soften the white.
- f. Return for preliminary.

11. 07BAR-00000-00224 La Riata Single Family Dwelling Santa Barbara
(No Assigned Planner) **Jurisdiction: Design Overlay**

Request of Ken Taub, architect for the owner, La Riata Development Corp., to consider Case No. 07BAR-00000-00224 for **conceptual review of a residence with two garages of approximately 4,696 total square feet.** The lot is currently vacant. The proposed project will require approximately 210 cubic yards of cut and approximately 210 cubic yards of fill. The property is a 0.55 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-018, located at **1290 Via Brigitte** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. Too much hardscape; consider eliminating driveway loop in front yard.
- b. Restudy formality of entry.
- c. Return with a landscape plan.
- d. Return for further conceptual review.

12. 07BAR-00000-00228 Wheeler Demo/New Single Family Dwelling Hope Ranch
07LUP-00000-00608 (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Kent Mixon, architect for the owners, Gene and Angie Wheeler, to consider Case No. 07BAR-00000-00228 for **conceptual review of the demolition of the existing single-story residence, garage, and pool, construction of a new two-story residence of approximately 3,883 square feet with an attached 3-car garage of approximately 755 square feet, and new pool, gates, gate post, and retaining walls.** The following structures currently exist on the parcel: residence of approximately 1,975 square feet with an attached garage of approximately 458 square feet. The proposed project will require approximately 565 cubic yards of cut and approximately 456 cubic yards of fill. The property is a 1.01 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-311-007, located at **4050 Via Laguna** in the Hope Ranch area, Second Supervisorial District.

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Romano absent) to continue 07BAR-00000-00228 to the meeting of October 19, 2007 at the request of the applicant. See Agenda Status Report.

13. 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 **further conceptual review 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)

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval with a drive by visit. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Existing retaining wall, approved under an emergency permit, is massive and disproportionate to the site.
- b. Consider breaking up the wall by adding a garden wall (possibly boulders) in front with planting in between.
- c. Retaining wall plus two story home presents very tall elevation; possibly ok because hill rises behind and the applicant represented that there are no public views in; members to make individual drive by visits to confirm.
- d. Return with a landscaping plan to address exposed areas and to integrate the project into the native landscape of the area.
- e. Return with samples of materials/colors and also with photos of rear hillslope.

Toro Canyon/Summerland/Carpinteria Areas

14. **03BAR-00000-00119** Lillie Ave., LLC WeatherVane, Security Gate, and Parking Basement **Summerland**
05CDP-00003-00090 (Sarah Clark, Planner) **Jurisdiction: Summerland**
Request of Cearnal Andrulaitis, LLP, architect for the owner, Lillie Ave. LLC, to consider Case No. 03BAR-00000-00119 for **revised final approval of an 8-foot high, 20-foot wide metal security gate and pig weather vane.** The following structure currently exists on the parcel: mixed used building of approximately 3,447 square feet. The proposed project will not require grading. The property is a 0.25 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-182-006, located at **2346 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/23/03, 8/13/04, 10/01/04, and 5/27/05)

ACTION: C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Romano and Froscher absent) to grant revised final approval of 3BAR-00000-00119. The following condition was made by the Board of Architectural Review members present for this project:

CONDITION:

- **Granted final approval with condition: Don't light the pig.**

15. **05BAR-00000-00063** Richardson Residence Addition **Summerland**
05CDP-00000-00013 (Selena Buoni, Planner) **Ridgeline: Urban**
Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **preliminary approval of an addition of approximately 955 square feet to an existing 1,970 single family dwelling, demolition of an existing garage of approximately 400 square feet and replacement with a garage of approximately 500 square feet, and new first and second floor patios.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet with a detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 0.25 acre 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, 9/16/05, 11/03/06, and 3/30/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Romano absent) to continue 05BAR-00000-00063 for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Applicant is directed to present the project to the Summerland architectural review board and return with comments.
- b. Building has vastly improved and starts to have charm; south elevation is successful.
- c. Address quatrefoil window facing Varley; inappropriate to current design.
- d. Some concern with tower element.
- e. At west elevation, consider pulling back hip roof and using a trellis over the balcony.
- f. Return with a roof plan.
- g. Return with a landscape plan for the areas between the wall and Lillie Avenue.

16. 06BAR-00000-00176 Nguyen New Residence Summerland
06CDP-00000-00078 (Holly Bradbury, Planner) Jurisdiction: Summerland

Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review of a new residence of approximately 2,200 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, and 9/7/07)

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

COMMENTS:

- a. Tough site and very conflicted project; design is clumsy.
- b. Massing remains big concern; style and detailing are better.
- c. Consider relocating garage at street and stepping the building down the slope; while the lot is sloping, the currently proposed home is not a hillside design.
- d. Plans seem incomplete – some site walls will be necessary; restudy and return with complete plans.
- e. Concern about entry from Emerson which, to date, is an unused county right of way.
- f. BAR is recommending moving forward with action due to lack of design progress.

17. 06BAR-00000-00278 Montecito Ranch Estates Summerland
07CDP-00000-00079 (Selena Buoni, Planner) Jurisdiction: Summerland

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00278 for **preliminary approval of a new residence of approximately 7,628 square feet with a basement of approximately 600 square feet, attached garage of approximately 902 square feet, a guesthouse of approximately 756 square feet, pool, spa and associated landscaping**. No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-063, located at **130 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06 and 8/10/07)

ACTION: Gray moved, seconded by Froscher and carried by a vote of 5 to 0 (Romano absent) to continue 06BAR-00000-00278 for further preliminary approval to the meeting of October 5, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. The BAR appreciates the architect's responsiveness to their comments.
- b. Home is quietly elegant and appropriate for coastal southern California.
- c. Slate is appropriate roofing material.
- d. Consider using stone cladding on both sides of gateway.
- e. Return with a completed landscape plan drawn at a larger scale (e.g., 1"=20') including exterior lighting (fully shielded and directed downward).

18. **06BAR-00000-00279** Montecito Ranch Estates Summerland
Properties Inc. New Residence
07CDP-00000-00079 (Selena Buoni, Planner) **Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for **further conceptual review of a new residence of approximately 7,494 square feet, with a basement of approximately 693 square feet, detached garage of approximately 966 square feet, guesthouse of approximately 741 square feet, a sunken tennis court, pool, spa, gazebo, and associated landscaping and hardscaping.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06 and 8/10/07)

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual/preliminary approval at the meeting of November 11, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. BAR appreciates the preparations made for their site visit.
- b. Architect shows a solid understanding of the challenges of the site and program.
- c. Proposed north and south elevations look appropriately low profile and step successfully down the slope; consider opening the north elevation to more natural light.
- d. Consider eliminating proposed raised stone element over master bath to lower profile.
- e. Consider a different material for the columns on the south elevation.
- f. Consider eliminating the proposed roof spanning from the entry portico to the master bedroom.
- g. Coordinate north, south and east elevations.
- h. Proposed east elevation, prominent view from street, appears large (although elevational drawing may be distorted); restudy; consider wrapping terrace around master bedroom; return with three dimensional rendering of the east elevation as seen from the proposed tennis court.
- i. Show tennis court area in association with house (e.g. sections, sectional elevations)
- j. Submit information (e.g., elevations, 3-D renderings) about guest house.
- k. Show existing grade on elevations; demonstrate how grading feathers out from the house and into the landscape.
- l. Landscape plantings should be designed to distract from the formal spacing of the existing street tree plantings.
- m. Plants of +6-8 feet at maturity should be planted along southern edge of the property to soften.
- n. Return for conceptual/preliminary.

19. **06BAR-00000-00140** Cate School Reorganization and Faculty Housing Carpinteria
06RVP-00000-00013 (Michelle Gibbs, 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 preliminary/final approval of Phase 1 of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.,).** 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, and 7/20/07)

ACTION: Froscher moved, seconded by Gray and carried by a vote of 5 to 0 (Romano absent) to grant revised preliminary approval of 06BAR-00000-00140. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **The BAR commends the applicant for taking all BAR comments seriously and addressing them.**
- b. **Use bubblers or drip irrigation at top of slope to avoid overwatering established native plants.**
- c. **Consider eliminating (at least) the high vents; try ridge and eave vents.**
- d. **Return with lighting plan.**
- e. **Approved revised preliminary; return for final on consent with lighting and vents addressed.**

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

Meeting adjourned at 5:05 P.M.