



# COUNTY OF SANTA BARBARA

## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 22, 2006

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

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

**COMMITTEE MEMBERS ABSENT:** Kathryn Dole

**REPORTERS:** None in attendance

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

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None.

**II. AGENDA STATUS REPORT:** All project to be heard.

**III. MINUTES:** The minutes of September 15, 2006 for tabled to the meeting of October 6, 2006.

**IV. CONSENT AGENDA: (Time Certain 8:45 a.m.)**

<b>C-1.06BAR-00000-00123</b>	<b>Schuyler Residence Addition</b>	<b>Goleta</b>
06LUP-00000-00394 (Holly Bradbury, Planner)		<b>Jurisdiction: Ridgeline - Urban</b>

Request of Emilio Casa, agent for the owner, Peter Schuyler, to consider Case No. 06BAR-00000-00123 for **final approval on consent of residence addition of approximately 780 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,375 square feet and garage of approximately 426 square feet. The proposed project will not require grading. The property is a 16,766 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-172-004, located at **525 Lorraine Avenue** in the Goleta area, Second Supervisorial District. (Continued from 7/14/06)

**ACTION: J. Roberts moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole absent) to grant final approval on consent of 06BAR-00000-00123.**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE:**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 06BAR-00000-00220**

**T-Mobile/Sprint/ Verizon**

**New Unmanned Collocation Wireless Communications Facility**

**Goleta**

03CUP-00000-00022 (Tom Figg, Planner)

**Jurisdiction: Ridgeline - Rural**

Request of Charnel McCall, agent for T-Mobile, Dino Putrino, agent for Verizon and Donna J. Moore, agent for Sprint, to consider Case No. 06BAR-00000-00220 for **conceptual review of a new unmanned collocation wireless communications facility to consist of cellular antennas and support equipment necessary to accommodate three separate telecommunication carriers.** The following structures currently exist on the parcel: a residence and agricultural outbuildings. Grading to be determined. The property is a 53.65 acre parcel zoned AG and shown as Assessor's Parcel Number 079-090-008, located at **230 Winchester Canyon Road** in the Goleta area, Third Supervisorial District.

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

**COMMENTS:**

- a. **The BAR appreciates the creativity of the revised design proposal of faux boulders however, while the proposal looks like natural material, it does not look native the site, Goleta or the south coast area; design is unapprovable as presented.**
- b. **The project design must fit into the agricultural architecture of the area. Restudy design solution of windmill (two carriers) and water tank (one carrier and equipment inside).**
- c. **The windmill, in this solution, must look like a windmill, not like a monopole with windmill structure applied: use heavier timbers on structure of windmill to draw attention from antennae.**
- d. **The scale of the windmill should harmonize with the scale of the water tank. Make the tank as small as possible; to wit, acceptable to put equipment behind (out of direct public sightlines) water tank and screen with shrub massings.**
- e. **Material for structures should be such that will age and patina, i.e., galvanized or corrugated metal. Kynar material would not be acceptable.**
- f. **Return for further conceptual review.**

**2. 06BAR-00000-00193**

**T-Mobile at Rocky Nook Park Unmanned Telecommunication Facility**

**Mission Canyon**

04CUP-00000-00029 (Megan Lowery, Planner)

**Jurisdiction: Mission Canyon**

Request of Sure Site Consulting Group, LLC, agent for the owner, Santa Barbara County General Service Department, to consider Case No. 06BAR-00000-00193 for **conceptual review of an unmanned wireless telecommunication facility faux broadleaf monopole of approximately 60'feet in height.** The following structures currently exist on the parcel: County Park Office Building and storage sheds. The proposed project will require minimal grading. The property is a 9.27 acre parcel zoned REC and shown as Assessor's Parcel Number 023-280-007, located at **610 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District.

**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. **Broad leaf evergreen stealth tree is not approvable in the proposed context as it will stand out markedly in this small, urban, wooded park.**
- b. **In this instance, a straightforward monopole painted Frazee “blackened beam” or “backpack” (or similar) would blend in better with the natural park surroundings.**
- c. **Applicant authorized to proceed to PC with adverse SBAR comments in the event of applicant’s unwillingness to redesign.**

**3. Discussion Item Landeros 2<sup>nd</sup> Story Addition and Garage Conversion Goleta  
06LUP-00000-00520 (Amy Trester, Planner) Jurisdiction: Section 2-33.12e**

Request of Eduardo Esparza, agent for the owners, Sergio & Irma Landeros, to discuss a proposed second story addition of approximately 850 square feet and a garage conversion of approximately 392 square feet. The following structures currently exist on the parcel: a residence of approximately 1,178 square feet and attached garage of approximately 392 square feet. The proposed project will not require grading. The property is a 6,969 square foot parcel zoned 7-R-1 and shown as Assessor’s Parcel Number 065-154-011, located at **5145 San Anselo Way** in the Goleta area, Second Supervisorial District. (Continued from 7/21/06)

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

**COMMENTS:**

- a. **Proposal is inconsistent with proposed Goleta Design Guidelines. Encourage designer to use recommendations in guidelines for the necessary redesign.**
- b. **At over 50% of the size of the existing structure, the second story is overly massive.**
- c. **Second story should be pushed back from the front elevation and stepped in from the side elevations. Rooflines should be broken up.**
- d. **Consider adding more square footage on first floor in rear and side of existing structure.**
- e. **Proposed garage conversion causes dedication of the remainder of the front yard to cars; hardscape is visually overwhelming from the public street. Try different paving materials; consider including a large scale tree in front yard area to shade and provide a sense of scale.**

**Return for further conceptual review.**

**4. 06BAR-00000-00208 Zucker New Residence Santa Barbara  
(No Assigned Planner) Jurisdiction:**

Request of Jim LeCron, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **conceptual review of a new residence of approximately 6,313 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 2,700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 150 acre parcel zoned MT-100 and shown as Assessor’s Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District.

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

**COMMENTS:**

- a. **Views of home from Highway 154 are minimal and public views are therefore not an issue.**
- b. **Stucco arcade is inappropriate to site context.**
- c. **Introduce different forms and material to achieve a more rural design. Try fewer columns to lighten the design.**
- d. **Consider cladding the first floor or base of structure with stone. Use dark subdued colors on exterior, including a blend of roof tile colors.**
- e. **Mound graded areas to mimic natural contours of the site. Return for preliminary/final before the full board.**

### Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **06BAR-00000-00207 Pananides Residence Addition and New Garage Hope Ranch**  
06LUP-00000-00761 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**

Request of R.E. Johnson, architect for the owner, M. Pananides, to consider Case No. 06BAR-00000-00207 for **conceptual review of a residence addition of approximately 3,446 square feet, and new garage of approximately 734 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,056 square feet and carport of approximately 280 square feet. The proposed project will require approximately 64 cubic yards of cut and approximately 89 cubic yards of fill. The property is a 1.264 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-142-016, located at **1211 Silvestre** in the Hope Ranch area, Second Supervisorial District. (Previously as a discussion item 05BAR-00000-00307 on 1/27/06)

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

**COMMENTS:**

- a. **Project is a complete rebuild and should be so noted in County records.**
- b. **Eliminate additional lawn to save oak tree.**
- c. **Otherwise design is acceptable.**
- d. **Return for preliminary/final before full board.**

6. **06BAR-00000-00206 Sorensen Family Trust Residence Additions Hope Ranch**  
06LUP-00000-00764 (Jim Heaton, Planner) **Jurisdiction:**

Request of James Satzinger, architect for the owner, Sorensen Family Trust, to consider Case No. 06BAR-00000-00206 for **conceptual review of a residence addition of approximately 1,230 square feet, partial demolition of approximately 1,208 square feet, new garage and storage of approximately 1,230 square feet, guest house of approximately 788 square feet with meeting room of approximately 754 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,976 square feet, pool cabana of approximately 798 square feet with a basement of approximately 798 square feet. The proposed project will require approximately 800 cubic yards of cut and approximately 305 cubic yards of fill. The property is a 4.082 acre/parcel zoned EX-2.5 and shown as Assessor's Parcel Number 063-062-019, located at **4531 Via Esperanza** in the Hope Ranch area, Second Supervisorial District.

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

**COMMENTS:**

- **Applaud style that is being maintained and enhanced. Landscaping is beautiful.**
- **Return for preliminary/final before full board.**

*Site Visit –*

7. **06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara**  
06DEV-00000-00006 (Michelle Gibbs, Planner) **Jurisdiction: DVP**

Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **a site visit of a second dwelling of approximately 2,254 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.07 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06)

**Project received a site visit, no action was taken.**

**8. 06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara**  
**06DEV-00000-00006 (Michelle Gibbs, Planner) Jurisdiction: DVP**

Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review of a second dwelling of approximately 2,254 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.07 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06)

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

**COMMENTS:**

**Public Comment:**

**Charles Kolstad:**

- **Handout, titled "The Thielmann McMansion."**
- **House is too large.**
- **It includes 1,500 square feet of unfinished area with the potential to convert to habitable space.**
- **House is incompatible with neighborhood.**
- **Significant impact on public views.**

**Valerie Olsen (More Mesa Preservation Coalition):**

- **Concerned about impact on view shed as seen from More Mesa. Potential for many more similar developments.**

**SBAR Comments:**

- a. **As seen from More Mesa, the proposed house would compete with and overshadow the existing house on the property. The house would appear as three story structure with a long, large facade that extends across the width of the property.**
- b. **Concerned about impacts on character of neighborhood.**
- c. **House needs to be secondary, subordinate to existing house on property. It should appear as one-story structure as seen from More Mesa. Smaller, low lying, less visible from More Mesa.**
- d. **House needs to be set into the site. Consider clustering proposed new house closer to existing house.**
- e. **Change materials to make the house appear more rural. Stucco may be too heavy. Proposed house does not have to match existing house.**
- f. **Concerned about preserving the existing oak tree on the property line (next to proposed dwelling). House appears to be within the root zone of tree. This tree is very important; it softens the view of house as seen from More Mesa.**
- g. **Return for further conceptual review. Keep plans conceptual at this phase.**

**9. 05BAR-00000-00316 Cheresh Residence Addition and Remodel Hope Ranch**  
**06MOD-00000-00007 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban**

Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Cheresh, to consider Case No. 05BAR-00000-00316 for **preliminary approval of a remodel of approximately 2,008 square feet, residential addition and remodel of approximately 178 square feet and deck of approximately 452 square feet and a reduction of four parking spaces from the required six.** The following structures currently exist on the parcel: a residence of approximately 2,008 square feet and garage of approximately 736 square feet. The proposed project will not require grading. The property is a 1.071 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-025, located at **4330 Via Presada** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/27/06)

**ACTION: Ferguson –Ettinger moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant preliminary approval of 05BAR-00000-00316. The following comment was made by the Board of Architectural Review members present for this project:**

**COMMENT:**

**Motion: Preliminary approval; grant modification with based on the finding that it is minor in nature and will result in a better site and architectural design.**

**10. 06BAR-00000-00049 Ritter Residence Addition and New Two Car Garage Hope Ranch  
06MOD-00000-00007 (Holly Bradbury, Planner) **Jurisdiction: Modification****

Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Ritter, to consider Case No. 06BAR-00000-00049 for **preliminary approval of residence additions and new car garage of approximate gross total of 2,200 square feet, and allow parking in the “second” front yard setback.** The following structures currently exist on the parcel: a residence with a two garage of approximately 3,600 square feet. The proposed project will require approximately 48 cubic yards of cut and no fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor’s Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/31/06)

**ACTION: Ferguson-Ettinger moved, seconded Froscher and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant preliminary approval of 06BAR-00000-00049. The following comment was made by the Board of Architectural Review present for this project:**

**COMMENT:**

**Motion: Preliminary approval; grant modification with based on the finding that it is minor in nature and will result in a better architectural design.**

**11. 06BAR-00000-00209 Crocker Residence Addition and New Garage Mission Canyon  
06LUP-00000-00782 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban****

Request of Joaquin Ornelas, agent for the owners, Dave and Lucille Crocker, to consider Case No. 06BAR-00000-00209 for **conceptual review of residential floor addition of approximately 400 square feet and second floor addition of approximately 1,500 square feet, garage/workshop of approximately 803 square feet and retaining walls of up to eight feet in height.** The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and detached accessory structure of approximately 750 square feet. The proposed project will require approximately 125 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 1.09 acre parcel zoned AG-1-10-D and shown as Assessor’s Parcel Number 021-010-049, located at **2010 Las Canoas Road** in the Mission Canyon area, First Supervisorial District.

**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. **Return with photographs and square footage of houses on adjacent lots.**
- b. **Add details for the entire site plan/property (e.g., complete driveway/access, accessory structure).**
- c. **Show building height calculations.**
- d. **Concerned with Mediterranean style; this is new for this neighborhood.**
- e. **Street is below house, so house would appear quite large.**
- f. **BAR members will conduct informal site visit (drive by).**
- g. **Wall along street is very tall and massive. Project needs to address this wall; coordinate with proposed development.**
- h. **Return for further conceptual review**

**Toro Canyon/Summerland/Carpinteria Areas**

- 12. 06BAR-00000-00148 Oberfield New Residence Toro Canyon**  
**06LUP-00000-00559 (Holly Bradbury, Planner) Jurisdiction: Toro**  
Request of Bob Klammer, architect for the owners, Mauricio Oberfield, to consider Case No. 06BAR-00000-00148 for **further conceptual review of a new residence of approximately 9,739 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 900 cubic yards of cut and fill. The property is a 5.012 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-011, located at **810 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District. (Continued from 7/21/06)
- 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. **Condition in lot line adjustment (97-LA-034) limits height to 25 feet. Proposed house exceeds this height limit. Review this issue with a P&D staff planner.**
  - b. **Also check with John Bishop (Ladero Association) regarding other height limits.**
  - c. **Structure appears too large. Left and center (west elevation) too massive. Consider breaking up mass.**
  - d. **See previous SBAR comments from 7/21; these still apply.**
- 13. 06BAR-00000-00111 Toms Residence Addition Toro Canyon**  
**06LUP-00000-00691 (Amy Trester, Planner) Jurisdiction: Ridgeline - Rural**  
Request of Marion Toms, agent for the owner, Loraine C. Toms, to consider Case No. 06BAR-00000-00111 for **preliminary/final approval of residence addition of approximately 650 square feet.** The following structures currently exist on the parcel: a residence of approximately 784 square feet atop a garage of approximately 824 square feet, a residential second unit of approximately 998 square feet with a garage of approximately 496 square feet, and a garden shed of approximately 100 square feet. The proposed project will not require grading. The property is a 10.04 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 155-040-020, located at **925 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/02/06)
- ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Froscher abstains, Dole and Donaldson absent) to grant final approval of 06BAR-00000-00111. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Colors and materials to match existing structure.**
  - b. **Support height exemption because additional height does not change appearance of building; not readily seen from off-site.**
- Motion: Final approval, with height exemption based on “. . . allowing greater flexibility in the guidelines will better serve the interests of good design, without negatively affecting neighborhood compatibility or the surrounding view shed.”**
- 14. 01BAR-00001-00212 RMP Family Trust SFD Additions Carpinteria**  
**02CDH-00000-00016 (Errin Briggs, Planner) Ridgeline: N/A**  
Request of Justin Van Mullem of On Design Architects, architect for the owner, RMP Family Trust, to consider Case No. 01BAR-00001-00212 for **revised final approval for window changes and exterior railing changes to a previously approved second story addition of approximately 882 square feet consisting of a master bedroom and two bathrooms and an addition of approximately 122 square feet to the kitchen of a existing historically significant single story residence of approximately 2,040 square feet.** A variance (03VAR-00000-00013) from the setback regulations under the provisions of the 7-R-1 Zone District under Article II has been approved to allow encroachment into the minimum required side yard setback by 5 feet. The existing residence was designed by the historically important architect, Luta Maria Riggs, and was constructed in 1953. The proposed project will not require grading. The property is a 0.46 acre parcel zoned 7-R-1 and RES-100 in the Coastal Zone adjacent to the Carpinteria Salt Marsh

Reserve and shown as Assessor's Parcel Number 004-031-012, located at **4599 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 11/30/01, 01/18/02, 02/08/02, 5/9/03, 10/03/03, 8/27/04 & 9/24/04)

**ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant revised final approval with the following comment and conditions made by the Board of Architectural Review members present for this project:**

**COMMENTS AND CONDITIONS:**

- a. Use brushed stainless steel or other low reflective material for chimney.
- b. New window on second story corner was added without necessary approval. It is too prominent from beach; detracts from approved design. One option is to eliminate the small adjacent window (horizontal) and allow new window.
- c. Contrary to approved plans, double-hung windows have been installed on lower and upper stories. Applicant made this change without SBAR or other necessary approvals.
- d. Double-hung windows compromise overall approved design.

**Motion: Approve revised plan, except the windows on the second story must be as originally approved except the horizontal window in the master bedroom must be removed and the adjacent double-hung window must be replaced with a casement window.**

15. **06BAR-00000-00205** **Vincent New Residence** **Carpinteria**  
06CDP-00000-00096/ (Jim Heaton, Planner) **Jurisdiction: Ridgeline – Rural/Coastal**  
06CUP-00000-00052

Request of Bryan Pollard, architect for the owners, Bruce and Sheri Vincent, to consider Case No. 06BAR-00000-00205 for **conceptual review of a new residence of approximately 6,359 square feet attached garage of approximately 1,346 square feet and accessory storage building of approximately 140 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,475 cubic yards of cut and approximately 1,580 cubic yards of fill, 105 cubic yards of export. The property is a 6.3 acre parcel zoned Z3/SD2 and shown as Assessor's Parcel Number 001-110-026, located at **7363 Sheppard Mesa Road** in the Carpinteria area, First Supervisorial District.

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

**COMMENTS:**

- a. Submit plans with contour lines.
- b. Walls too large. Stratify walls so they are distinct from house and do not read as walls or "wedding cake."
- c. Architectural style is heavy for this area. Consider using lighter materials.
- d. South corner is very prominent, in part because of second story and combination of walls, and different design and materials. Step down so it is not a continuous two story.
- e. Color of walls is important. Consider incorporating boulders.
- f. Screen walls with landscaping. Bring avocados up to house to block, screen walls.
- g. Use stone veneer on lower level of south elevation. Increase width of columns. SBAR has some reservations about arch.
- h. Return for further conceptual review.

16. **06BAR-00000-00201** **Stott Residence Addition** **Carpinteria**  
06MOD-00000-00012 (Deborah Kramer, Planner) **Jurisdiction: Modification**

Request of Larry and Deborah Clark, agent for the owner, Jeffery Stott, to consider Case No. 06BAR-00000-00201 for **conceptual review of addition to an existing residence of approximately 68.5 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,794 square feet. The proposed project will not require grading. The property is a .32 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-042, located at **8111 Buena Fortuna** in the Carpinteria area, First Supervisorial District.

**Project received 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. **Project needs modification because addition is within setback.**
- b. **SBAR supports modification.**
- c. **Return for preliminary review and action on modification.**

**17. 06BAR-00000-00196      Defnet New Residence, Garage with Guest House      Carpinteria**  
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Elizabeth Sorgman, architect for the owner, Bruce Defnet, to consider Case No. 06BAR-00000-00196 for **conceptual review of a new residence of approximately 6,654 square feet with attached garage of approximately 792 square feet and a guest house above the garage of approximately 675 square feet and decks of approximately 992 square feet**. No structures currently exist on the parcel. The proposed project will require minimal approximately cut and fill, caissons to be used. The property is a 7,051 square foot parcel zoned DR-1.8 and shown as Assessor's Parcel Number 005-600-001, located at **865 Sandpoint Road** in the Carpinteria area, First Supervisorial District.

**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. **Proposed second story is larger than approved. Substantially changed.**
- b. **Submit statistics for approved and proposed structures.**
- c. **SBAR requested site visit, with story poles that distinguish between approved and proposed structure. Applicant may be selective with poles; provide schematic with location of poles.**

**18. 06BAR-00000-00197**  
**Defnet Residence Additions, New Garage with Guest House      Carpinteria**  
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Elizabeth Sorgman, architect for the owner, Bruce Defnet, to consider Case No. 06BAR-00000-00197 for **conceptual review of a first floor residence addition of approximately 1,755 square feet, second floor residence addition of approximately 1,774 square feet, attached garage of approximately 440 square feet, attached storage of approximately 220 square feet, decks of approximately 665 square feet, detached garage of approximately 572 square feet with guest house above detached garage of approximately 572 square feet with terrace of approximately 504 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,320 square feet. The proposed project will require minimal cut and fill. Caissons to be used. The property is a 8,820 square foot parcel zoned DR-1.8 and shown as Assessor's Parcel Number 005-600-002, located at **867 Sand Point Road** in the Carpinteria area, First Supervisorial District.

**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. **P&D planner will make decision on substantial conformity. If not in substantial conformity, then project will require amendment or revision.**
- b. **Concerned about potential impact on public views, including surfers and kayakers.**
- c. **Detailing is better; concept is improved as compared to approved. But still need to consider impacts on public views.**

**19. 05BAR-00000-00320      McLaughlin Residence Remodel/Addition      Summerland  
05CDP-00000-00155 (Amy Trester, Planner)      **Jurisdiction: Ridgeline - Urban****

Request of Joaquin Ornelas, agent, for Patrick McLaughlin, owner, to consider Case No. 05BAR-00000-00320 for **preliminary/final approval of a residence remodel and addition remodel of approximately 102 square feet with a rear deck addition of approximately 604 square feet. Also proposed is a rebuilt front deck (as-built) & replacement of existing windows (as-built).** The following structures currently exist on the parcel: a residence of approximately 1,291 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 005-132-018, located at **2225 Called Culebra** in the Summerland area, First Supervisorial District. (Continued from 2/24/06, 5/12/06 & 6/02/06)

**ACTION: Ferguson-Ettinger moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant preliminary approval of 05BAR-00000-00320. Applicant to return for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comment:**

**Tom Evans:**

- **Project has not been to Summerland BAR.**
- **Lighting needs to be consistent with the Summerland Community Plan.**

**SBAR Comments:**

- a. **Siding as shown on plans is not accurate. Correct plans.**
- b. **Project looks good.**
- c. **Return with lighting details.**
- d. **Motion:**
- e. **Preliminary approval. Return for final on consent.**

**20. 06BAR-00000-00006      Carpinteria Valley Farms      Summerland  
05VAR-00000-00005 (Alex Tuttle, Planner)      **Jurisdiction: Ridgeline - Rural****

Request of Raymond Appleton, agent for the owner, Patrick M. Nesbitt Family Trust, to consider Case No. 06BAR-00000-00006 for **further conceptual review/preliminary/final approval of a variance from the maximum floor area ratio of the Summerland Community Plan to convert 9,193 net square feet (9,797 gross square feet) of existing interior uninhabitable under-story area of a residence to a habitable basement. The existing single family dwelling is 8,000 square feet (net). The resulting net area would be approximately 17,193 square feet.** The following structures currently exist on the parcel: a residence of approximately 8,000 square feet, attached garage of approximately 750 square feet, pool house of approximately 800 square feet, guesthouse of approximately 800s square feet, accessory building of approximately 1,000 square feet and foot stable of approximately 13,487 square feet (including two agricultural employee dwellings). The proposed project will not require grading. The property is a 19.73 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-056, located at **2800 Via Real** in the Summerland area, First Supervisorial District. (Continued from 1/27/06)

**ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Dole and Donaldson absent) to deny 06BAR-00000-00006. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Staff Comment:**

**Anne Almy:** Reviewed memo from P&D staff to SBAR, dated September 20, 2006, including that the proposed project is inconsistent with the FAR maximum of 8,000 square feet for Summerland pursuant to Article II. Item is agendized for conceptual/preliminary/final review so SBAR can take preliminary or final action.

**Public Comment:**

**Tom Evans:** BAR Guidelines for Summerland are different for rural projects than for urban projects. This is not a low impact rural building. Exterior lighting is an issue. Landscaping has been thinned. Need accurate sections of basement. So called basement extends further out than building, so it is not really a basement. Landscaping should be more native.

**Royce Stoffer (Carpinteria Valley Association):** CVA's principles include preservation of open field agriculture. This project is a "perversion" of the agricultural zoning. Appears applicant planned a basement from the beginning. CVA is against super-sized houses.

**Jeff O'Neil (Summerland BAR):** Applicant has not brought project to Summerland BAR. Existing development is far from rural intent of guidelines; building and landscaping have not rural flavor. Project is not consistent with guidelines.

**SBAR Comments:**

- a. SBAR would like to see the approved (permitted) plans for the residence.
- b. Do not want to try to figure out ways to make the exterior of basement more rural because this is not a rural building.
- c. Proposed project is not consistent with local design standards; it is being presented with as-built situation.
- d. Basement is out of character with local design guidelines, including the balustrades, arches and landscaping.
- e. Approved plans show a different look than proposed plans. Elevation is not an approved elevation; some elements that were built were not approved.

**Motion:** Valerie Froscher

**Second:** Chris Roberts

Deny project on basis that the proposed development is inconsistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Section of 35-144a of Article II, including rural nature and FAR (floor area ratio), definition of basement and plate heights. This motion includes SBAR's previous comments on January 27, 2006, including the following:

- "As presented, would not be up to standards for SBAR findings for mass, bulk, scale, compatibility."
- "Summerland Plan requires rural character."
- "Aesthetically it is now a bigger building. Looks too massive."
- "Front elevation is not in approved plans; photos of front look different from approved plans."
- "What was approved by BAR as a terrace wall is now a building wall, thus height becomes an issue."
- "Whole building needs to be improved."
- "Building of this mass and scale needs more landscaping compatible with Summerland Plan."

- **“Railings are not as approved.”**
- **“Whole understory should be in stone or something more rural.”**
- **“If elevation was broken down with a planter in place (as approved) it would be better.”**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Pamela Ferguson-Ettinger, and carried by a vote of 5 to 0 (Kathryn Dole and Robin Donaldson absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 6, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:45 P.M.