



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 3, 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 9:00 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		
Glen Morris		
Steve Willson		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

COMMITTEE MEMBERS ABSENT: Will Rivera

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: J. Roberts moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Rivera and Willson absent) to:

- Continue Item No. 1 05BAR-00000-00175Laguna Blanca Campus Additions to the meeting of October 24, 2008 at the request of the applicant.

III. MINUTES: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to approve the SBAR Minutes of September 19, 2008.

IV. CONSENT AGENDA:

C-1. 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 **final approval on consent 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. (Continued from 9/19/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant final approval on consent of 08BAR-00000-00219.

C-2. 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 **final approval on consent 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 & 9/19/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant final approval on consent of 08BAR-00000-00108.

C-3. 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 **final approval on consent 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 & 9/19/08)

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

C-4. 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 **final approval on consent 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 & 9/19/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant final approval on consent of 08BAR-00000-00121.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

1. **05BAR-00000-00175** **Laguna Blanca Campus Additions** **Hope Ranch**
03DVP-00000-00018 (Mark Walter, Planner) Jurisdiction: CUP/DVP

Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup of Laguna Blanca School, to consider Case No. 05BAR-00000-000175 for **further conceptual review/preliminary approval of a 4,173 square foot addition (maximum height of 16 feet) to an existing gymnasium; a new 1,728 square foot drop-off shelter (porte cochere, maximum height of 18 feet) on the south side of the gymnasium; a re-constructed and expanded 157 space parking lot of 74,905 square feet and landscaping for the new parking lot and associated areas.** The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 1,800 cubic yards of cut and fill. The property is comprised of 3 parcels totaling 16.5 acres zoned REC and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located at 1090 Las Palmas Drive in the Hope Ranch area, Second Supervisorial District. (Continued from 8/19/05, 10/4/05, 11/04/05, 04/11/08 & 7/25/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 4 to 0 (Gray, Rivera and Willson absent) to continue 05BAR-00000-00175 to the meeting of October 24, 2008 at the request of the applicant. See Agenda Status Report.

2. **08BAR-00000-00214** **Isla Vista/Goleta** **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 **further 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. (Continued from 9/19/08)

COMMENTS:

- a. The SBAR appreciates the materials provided.
- b. The SBAR is satisfied with the proposed irrigation concept.
- c. The area in which the subject lot is located has a distinctive naturalized character with seasonal green or gold, grass covered, south facing hill slopes and fingers of dark green scrub and trees along drainage ways. The area is also agricultural and supports regular grids of orchards.
- d. As demonstrated by the photosimulation, the proposed landscape plan, based on an oasis of green, is too formal and will cause this project to stand out in its naturalized setting. The proposed landscape plan has too much diversity in plant selection and siting and that a different approach based on naturalized plantings and/or grids of orchards that follow contours is necessary to appropriately screen this project.
- e. More photodocumentation of the site (photos okay; additional photosimulations not necessary) is needed to assess public views of the site from multiple points of view along Farren Road.
- f. The row of *Schinus molle* edging Farren Road, emphasized by the red trumpet vine covered fence, is inappropriate due to the formality, the bright colors and the flammability of the plantings.
- g. The red trumpet vine covered fence appears as a line along a primarily native location. Weave shrubs in and out and bring them in masses to appear more natural.
- h. The proposed formal, linear and bright green *Ficus* hedges are inappropriate to Farren Road given the naturalized setting of the area. *Ficus* is also too water loving and would require too much maintenance to keep it low as proposed insofar as this species naturally achieves a height of 60 feet at maturity. SBAR would support a formal landscape, including linear hedges, in and amongst the estate buildings as long as the plant choices were appropriate (appropriate maximum height at maturity,

appropriate color and drought tolerant) and would not affect public views into the lot. Those portions of the lot that are exterior to the cluster of estate buildings should be planted into naturalized appearing clusters of plant materials and/or orchards.

- i. Appropriate screening would constitute naturalized looking clusters of trees sited to screen portions of the buildings rather than a hedge of screening trees and plants. Also appropriate would be more orchard plantings. Applicant to perform an analysis of how to place groupings of plants to screen but to also allow owner views out. Allow contours to guide placement of plant clusters or orchards. Take clues from the existing landscape to bring plant materials up and into the site.
- j. Perennially green "grama" grass is inappropriate in the meadows because it would appear unnaturally green during seasons when the surroundings grasses are golden. If grama grass is to be used, it might be used in a transition zone between native grasses and internal non-native plantings.
- k. Use WUCOLS (Water Use Classification of Landscape Species) to select drought tolerant plant materials; in no case should invasive plant materials be used.
- l. Specify seed mix for "seasonal coastal wildflowers" on Planting Plan (Sheet L-2).

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

Site Visit

3. 08BAR-00000-00050 Meller Residence Addition Mission Canyon

08LUP-00000-00199 (Jim Heaton, Planner) **Jurisdiction: Mission**

Request of Brian Nelson, architect for the owner, William Meller, to consider Case No. 08BAR-00000-00050 for **site visit of a residence addition of approximately 1,000 square feet and new deck of approximately 1,271 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,680 square feet and shed of approximately 160 square feet. The proposed project will not require grading. The property is a 10,468 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-130-004, located at **2926 Kenmore Place** in the Santa Barbara area, First Supervisorial District. (Continued from 4/11/08)

Project received a site visit only, no action was taken. Applicant returns later in the day for further conceptual review.

4. 08BAR-00000-00089 St. George New Residence (Eastern Lot) Isla Vista

08CDH-00000-00012/08MOD-00000-00009 (Jim Heaton, Planner) **Jurisdiction: Ocean**

Request of Donaldson and Subin Architects, architects for the owner, Ed St. George, to consider Case No. 08BAR-00000-00089, for **further conceptual review of a new residence of approximately 1,234 square feet.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6567 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/06 & 8/08/08)

COMMENTS:

- a. **SBAR appreciates that the owner was flexible enough to reconsider the house designs pursuant to SBAR comments. Architecture now reflects what the developer has articulated as his vision.**
- b. **Very nice job: fun, playful, sophisticated.**
- c. **Like the roof articulation on the eastern lot; appreciate the absence of side yard fencing.**
- d. **Create more depth at the streetscape through creative use of mailboxes or site walls.**
- e. **Return for preliminary approval with clarification from planner regarding modifications necessary.**

Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of November 14, 2008.

5. 08BAR-00000-00105 St. George New Residence (Middle Lot) Isla Vista

08CDH-00000-00016/08MOD-00000-00010 (Jim Heaton, Planner) **Jurisdiction: Ocean**

Request of Shubin and Donaldson Architects, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00105 for **further conceptual review of a new residence of approximately 1,221 square feet.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6569 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/08 & 8/08/08)

COMMENTS:

- a. **SBAR appreciates that the owner was flexible enough to reconsider the house designs pursuant to SBAR comments. Architecture now reflects what the developer has articulated as his vision.**
- b. **Very nice job: fun, playful, sophisticated.**
- c. **Like the roof articulation on the eastern lot; appreciate the absence of side yard fencing.**
- d. **Create more depth at the streetscape through creative use of mailboxes or site walls.**
- e. **Return for preliminary approval with clarification from planner regarding modifications necessary.**

Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of November 14, 2008.

6. **08BAR-00000-00106 St. George New Residence (Western Lot) Isla Vista**

08CDH-00000-00017/08MOD-00000-00011 (Jim Heaton, Planner) **Jurisdiction: Ocean**

Request of Shubin and Donaldson Architects, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00106 for **further conceptual review of a new residence of approximately 1,234 square feet.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6571 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/08 & 8/08/08)

COMMENTS:

- a. **SBAR appreciates that the owner was flexible enough to reconsider the house designs pursuant to SBAR comments. Architecture now reflects what the developer has articulated as his vision.**
- b. **Very nice job: fun, playful, sophisticated.**
- c. **Like the roof articulation on the eastern lot; appreciate the absence of side yard fencing.**
- d. **Create more depth at the streetscape through creative use of mailboxes or site walls.**
- e. **Return for preliminary approval with clarification from planner regarding modifications necessary.**
- f. **Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of November 14, 2008.**

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

7. **07BAR-00000-00320 Lindsey Residence Addition and New Garage Santa Barbara**

07LUP-00000-00679 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Steve Lindsey, owner, to consider Case No. 07BAR-00000-00320 for **final approval of a third-story residence addition of approximately 239 square feet, exterior remodeling, and a new detached one-car garage of approximately 220 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 & 9/19/08)

COMMENTS:

- **Return for final on consent with labeled details including, lighting, handrails, overhangs, doors, windows, chimneys, eaves, rakes etc.**
- **Exterior color should be darker.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Rivera absent) to continue 07BAR-00000-00320 to final approval on consent at the meeting of October 24, 2008.

8. 08BAR-00000-00081

Herrera Garage Conversion and Second Floor Addition

Santa Barbara

08LUP-00000-00437 (Brian Banks, Planner)

Jurisdiction: Goleta

Request of Eduardo Esparza, agent for the owner, Pavel Herrera, to consider Case No. 08BAR-00000-00081 for **conceptual review of a garage conversion of approximately 396 square feet, second floor addition of approximately 396 square feet, second floor deck of approximately 48 square feet, first floor addition of approximately 120 square feet and first floor deck of approximately 111 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a .42 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-150-037 located at **581 Lorraine Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/06/08)

COMMENTS:

- Design, which is tall and sideloaded, does not appear to comply with the Eastern Goleta Design Guidelines.**
- Break down the mass; do not stack second floor addition straight on top of garage.**
- Graphically distinguish proposed additions from existing structure.**
- Return with photos showing entirety of existing home as well as photos of surrounding properties.**
- Return with information on the site plan about the location of adjacent residences.**

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of November 14, 2008.

9. 07BAR-00000-00127 Rodriguez Residence Partial Demolition/Remodel

Goleta

07LUP-00000-00313 (Seth Shank, Planner)

Jurisdiction: Goleta

Request of R. Brian Nelson, architect for the owner, Al Rodriguez, to consider Case No. 07BAR-00000-00313 for **preliminary approval of a partial residence demolition of approximately 2,248 square feet, proposed to include a first floor addition of approximately 2,482 square feet, second floor addition of approximately 2,323 square feet, porches of approximately 750 square feet and decks of approximately 864 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,374 square feet, garage/accessory structure of approximately 1,296 square feet, covered BBQ of approximately 780 square feet and shed of approximately 56 square feet. The proposed project will require approximately no cut and approximately 104 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-112-006, located at **1020 La Vista Road** in the Goleta area, Second Supervisorial District. (Continued from 6/08/07 & 7/11/08)

COMMENTS:

- Project received preliminary approval.**
- Applicant to return for final review before the full board with handrails that meet code and compliment the architecture.**
- No need for landscape plan.**

ACTION: Gray moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary approval of 07BAR-00000-00127. Applicant to return for final approval.

10. 08BAR-00000-00059 Rogalski New Residence and Garage Santa Barbara
08ZCI -00000-00025 (Seth Shank, Planner) Jurisdiction: Goleta

Request of Thomas Meaney, architect for the owner, Richard Rogalski, to consider Case No. 08BAR-00000-00059 for **preliminary/final approval of a residence of approximately 3,300 square feet, garage of approximately 800 square feet, covered porch and fountain.** No structures currently exist on the parcel. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 23,615 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-017, located at **1280 Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 05/09/08)

ACTION: Morris moved, seconded by Willson and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/final approval of 08BAR-00000-00059. No further comments were made by the Board of Architectural Review members present for this project.

Mission Canyon/Santa Barbara/Hope Ranch Areas

11. 08BAR-00000-00050 Meller Residence Addition Mission Canyon
08LUP-00000-00199 (Jim Heaton, Planner) Jurisdiction: Mission

Request of Brian Nelson, architect for the owner, William Meller, to consider Case No. 08BAR-00000-00050 for **further conceptual review of a residence addition of approximately 1,000 square feet and new deck of approximately 1,271 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,680 square feet and shed of approximately 160 square feet. The proposed project will not require grading. The property is a 10,468 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-130-004, located at **2926 Kenmore Place** in the Santa Barbara area, First Supervisorial District. (Continued from 4/11/08)

COMMENTS:

- a. **Eliminate second floor gable and make roof flat.**
- b. **Blue roof is out of place; try dark brown; use dark brown on garage as well or make garage doors a funky contemporary metal.**
- c. **While the SBAR generally appreciates the modern structure on top of the stone base, the awning on the stone base is inappropriate.**
- d. **Return for preliminary/final review before the full board.**

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

12. 08BAR-00000-00195 Howard New Residence Mission Canyon
(No Assigned Planner) Jurisdiction: Mission Canyon

Request of Fred L. Sweeney, agent for the owner, William Howard, to consider Case No. 08BAR-00000-00195 for **conceptual review of new residence of approximately 2,134 square feet and garage of approximately 486 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 1,092 square feet and garage of approximately 232 square feet. The proposed project will require approximately 48 cubic yards of cut and fill. The property is a 7,800 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-017, located at **2870 Ben Lomond Drive** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- a. **SBAR appreciates the model.**
- b. **Well designed project, commend the sustainable design.**
- c. **Exterior color is too white.**
- d. **A Board member suggested that owners reconsider green of garage door given proposed white color of house. Will need to see exact green proposed for roof.**
- e. **Integrate solar into the architecture.**
- f. **Consider lowering front yard site wall.**
- g. **If proposing stone, use more along the base of the home.**
- h. **Return for preliminary review following submittal to P&D for a Land Use Permit.**

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

13. 08BAR-00000-00085 Hardy New Barn and Stables Hope Ranch
08LUP-00000-00192 (Sarah Clark, Planner) **Jurisdiction: Ridgeline – Urban**
08MOD-00000-0004

Request of Edgar L. Sands, architect for the owners, Mr. and Mrs. Mark Hardy, to consider Case No. 08BAR-00000-00085 for **preliminary approval of a new barn and stables of approximately 1,728 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and guest house of approximately 800 square feet. The proposed project will require approximately 1,600 cubic yards of cut and approximately 48 cubic yards of fill. The property is a 68,800 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-291-014, located at **4426 Via Alegre** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/06/08 & 8/08/08)

COMMENTS:

- a. **Project received preliminary approval with support for the modification on the basis of good design and the fact that the project has been accepted by the Hope Ranch HOA design committee.**
- b. **Add native hydroseed to Revegetate disturbed slope.**
- c. **Return for final review on consent.**

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary approval of 08BAR-00000-00085. Applicant to return for final approval on consent.

14. 08BAR-00000-00204 Goldberg New Residence, Garage and Retaining Walls Hope Ranch
08LUP-00000-00497 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Douglas Beard3, architect for the owners, Bryan and Sharon Goldberg, to consider Case No. 08BAR-00000-00204 for **conceptual review of a new two story residence of approximately 3,899 square feet (1st floor of approximately 2,475 square feet and 2nd floor of approximately 1,424 square feet), attached garage of approximately 1,216 square feet, attached covered patio of approximately 510 square feet and 600 linear feet of retaining walls**. No structures currently exist on the parcel. The proposed project will require approximately 2,480 cubic yards of cut and approximately 370 cubic yards of fill. The property is a 1.34 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-292-010, located at **549 Via Tranquila** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- a. **Nice project; very appropriate for Hope Ranch both in respect to architecture and landscape; reinvigorating the avocado orchard is a great idea.**
- b. **One member commented that the house was inappropriately a flat land house on a sloping lot.**
- c. **Grading amounts are acceptable given the situation of the site and fire and parking needs, however, SBAR expressed some concern about lengths of retaining walls; try to reduce amount of walls; consider benching behind the house.**
- d. **Colors are great; consider using Redland tiles.**
- e. **Return for preliminary/final reviews**

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

Toro Canyon/Summerland/Carpinteria Areas

15. 08BAR-00000-00181 Meister Residence Addition and Remodel Toro Canyon
08CDP-00000-00136 (Selena Buoni, Planner) **Jurisdiction: Toro**

Request of Larry Graves, architect for the owners, Jeff and Heather Meister, to consider Case No. 08BAR-00000-00181 for **preliminary/final approval of residence addition of approximately 1,063 square feet and interior remodel of approximately 180 square feet**. The following structures currently exist on the parcel: a residence of approximately of 1,146 square feet and workshop of approximately 400 square feet. The proposed project will not require grading. The property is a 17,424 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-351-003, located at **185 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District. (Continued from 9/05/08)

COMMENT:

Project received preliminary approval; return for final review on consent with light fixture.

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary approval of 08BAR-00000-00181. Applicant to return for final approval on consent at the meeting of November 14, 2008.

16. 07BAR-00000-00212 Hall New Single Family Dwelling Toro Canyon
07CDP-00000-00093 (Sarah Clark, Planner) Jurisdiction: Toro

Request of Lu Ann Hall, owner, to consider Case No. 07BAR-00000-00212 for **further preliminary/final approval of new modular home of approximately 2,679 square feet, demolition of portion of the existing residence and conversion of the remainder to a guesthouse of approximately 800 square feet with attached storage of approximately 650 square feet.** The following structures currently exist on the parcel: residence of approximately 2,270 square feet with an attached garage of approximately 360 square feet. The proposed project will require approximately 34 cubic yards of cut and fill. The property is a 2.85 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 155-140-077, located at **450 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/07/07, 6/06/08 & 8/08/08)

CONDITION:

Project received preliminary/final approvals with the condition that there be no asphaltic concrete on the path but rather buck stone flagstone.

ACTION: Willson moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary/final approval of 07BAR-00000-00212.

17. 08BAR-00000-00034 Markham Residence Demolitions/Rebuild/Remodel Toro Canyon
08CDP-00000-00020 (Seth Shank, Planner) Jurisdiction: Toro

Request of Bryan Pollard, architect for the owner, John Markham, to consider Case No. 08BAR-00000-00034 for **preliminary/final approval for the demolition of two storage structures, relocation of the existing 445 square foot garage, the guest house of approximately 240 to be converted to a pool cabana, a master bedroom addition of approximately 550 square feet and a covered porch of approximately 370 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,422 square feet and guesthouse of approximately 240 square feet. The proposed project will require approximately 45 cubic yards of cut and no fill. The property is a 16,550 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-032, located at **202 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/28/08 & 8/08/08)

ACTION: Willson moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary/final approval of 08BAR-00000-00034. No further comments were made by the Board of Architectural Review members present for this project.

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

Meeting adjourned at 4:15 P.M.