



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 5, 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 Vice Chair, Chris Roberts, at 9:05 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
Will Rivera
Anita Hodosy SBAR Secretary
Anne Almy Supervising Planner

COMMITTEE MEMBERS ABSENT: Martha Gray and 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 Ferguson-Ettinger (Gray and Romano absent) and carried by a vote of 5 to 0 to:

- Drop Item No.2 Isla Vista Surf Company Façade Briefing from the agenda at the request of the planners.
- Continue Item No. 19 Santa Barbara Botanic Garden to the meeting of November 2, 2007 at the request of Planning and Development and the applicants.

III. MINUTES: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Gray and Romano absent) to approve the SBAR Minutes of September 21, 2007.

IV. CONSENT AGENDA:

C-1. 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, 8/10/07 & 9/21/07)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Gray and Romano absent) to grant final approval on consent of 06BAR-00000-00158.

**C-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 **preliminary/final approval on consent 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. (Continued from 9/21/07)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Gray and Romano absent) to grant final approval on consent of 07BAR-00000-00229.

**C-3. 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 **final approval on consent 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, 7/20/07 & 9/21/07)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Gray and Romano absent) to grant final approval on consent of 06BAR-00000-00140.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: 11/2/07 SBAR Meeting on Botanic Garden will run from 9:00 to 12:00 and will not include Historic Landmark Advisory Committee. HLAC will come for joint meeting on a later date.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. Silvergreens Restaurant Façade Improvement Isla Vista

Request of Santa Barbara County Redevelopment Agency, on behalf of Silvergreens restaurant, architect Shubin + Donaldson Architects Inc., to brief the Board regarding design of façade improvement for Silvergreens Restaurant. Improvements include painting, new outdoor seating area, new awnings, relocation of signage, lighting, and new entryway design. The property is a 0.19 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-001, located at **900 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District.

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

COMMENTS:

- a. **BAR appreciates the idea of unifying the lines of the first floor.**
- b. **Consider including ironwork at arched corner entry.**
- c. **Appreciate idea of outdoor seating area; return with plan view to fully articulate relationships between the existing tree, the proposed outdoor seating area and the sidewalk along Embarcadero Del Mar.**

2. Isla Vista Surf Company Façade Improvement Isla Vista

Request of Santa Barbara County Redevelopment Agency, on behalf of Loyd Robinson, architect Shubin + Donaldson Architects Inc. to brief the Board regarding design of façade improvement for Isla Vista Surf Company. Improvements include multi-faceted façade for strong tenant ID, dominant entry at 45 degree angle, independent entry features for each tenant, built-up parapet height varies, distinctive paint schemes between tenants, and accented awnings. The property is a 0.32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **901 Embarcadero Del Norte** in the Isla Vista area, Third Supervisorial District.

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Gray and Romano absent) to drop this briefing from the agenda at the request of the planner. See Agenda Status Report.

3 07BAR-00000-00235 Kleidermacher Addition/Int. Remodel Goleta

(No Assigned Planner) **Jurisdiction: Goleta**
Request of Allen Fidler, agent for the owners, David and Tamara Kleidermacher living trust. 07AR-00000-00235, **conceptual review of approximately 1780 square foot residential addition with an attached garage of 809 square feet.** The following structures currently exist on the parcel: residence of approximately 1880 square feet with an attached garage of approximately 550 square feet. The proposed project will require approximately will not require grading. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **069-181-006**, located at **1127 Camino Manadero** in the Santa Barbara area, Second 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. **The existing California Ranch home will never be a Mediterranean home without changing scale, rooflines and materials.**
- b. **House should read as one design from all elevations; pop out round lights, arches and cut up windows are not currently integrated. Restudy.**
- c. **Three car garage is acceptable because it is broken up; detailing will be important since garage is proposed to approach public street.**
- d. **Otherwise the plan is competent and the project is in scale with the neighborhood.**
- e. **Return with further conceptual review following submittal of LUP application.**

4. 07BAR-00000-00238 Trenholme Garage Conversion, Carport Goleta

(no planner assigned) **Jurisdiction: Goleta**
Request of Russell Trenholme, owner, to consider Case No. 07BAR-00000-00238 for **conceptual review of conversion of existing garage to habitable space of approximately 455 square feet and new carport of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 2,476 square feet with an attached garage of approximately 474 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 055-211-024, located at **4012 Pala Lane** in the Goleta area, Second 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. **Garage conversion with new sliders is acceptable.**
- b. **Return with more information about the carport**
 - **Carport should relate to the house but be clearly secondary.**
 - **BAR appreciates the design concept of carport walls disappearing under vines or other vegetation.**
 - **Show landscape detailing around carport.**
- c. **Leave at least three feet between carport and existing pepper tree.**

5. 07BAR-00000-00241 Poley Garage Conversion, New Garage Goleta

07LUP-00000-00658 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Bildsten and Sherwin Design Studio Inc., architect for the owners, Heidi and Jason Poley, to consider Case No. 07BAR-00000-00241 for **conceptual review of the conversion of existing garage to habitable space of approximately 745 square feet and new attached garage of approximately 618 square feet.** The following structures currently exist on the parcel: residence of approximately 2,038 square feet with attached garage of approximately 745 square feet. The proposed project will not require grading. The property is a 0.16 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-560-002, located at **5225 Calle Luarda** in the area, Second Supervisorial District.

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

COMMENTS:

- a. **Need to plant two or three trees across the front yard to compensate for the loss of the mature jacaranda; replacement trees should be jacaranda or other species appropriate to the environment in Santa Barbara – not birch.**
- b. **Reconsider proposal to eliminate wood siding.**
- c. **Design creates a dark portal at the entry; restudy.**
 - **Increase light into the entry way.**
 - **Consider building entry out in front of wings and popping up the roof; roof does not need to be gable.**
 - **Improve detailing at entry consistent with the importance of the entry.**
- d. **Design appears to be striving toward symmetry but does not achieve it, weakening the design. If symmetry is desired, push the design all the way to achieve symmetry, if not redesign accordingly.**
- e. **Return for conceptual/preliminary.**

6. 04BAR-00000-00140 Tobasgo Trust New SFD and Detached Garage Mission Canyon

06LUP-00000-00841 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Mary Andrulaitis, architect for the owners, Tabasgo Trust, to consider Case No. 04BAR-00000-00140 for a **site visit for a new, approximately 8,508 square foot (net) single-family residence with attached 729 square foot garage, a new 1078 square foot (net) detached residential second unit, new pool, a new water storage container, new attached artist studio, new attached gym and on-site drainage improvements and demolition of an existing 2,315 square foot single-family residence, three storage buildings and a gazebo.** The following structures currently exist on the parcel: a residence of approximately 2,315 square feet and pool cabana of approximately 100 square feet. The proposed project will require approximately 5,000 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Mission Canyon area, First Supervisorial District.
(Continued from 7/16/04 and 8/24/07)

At this time, this project 04BAR-00000-00140 was a site visit only, project returns later in the day for preliminary approval.

Mission Canyon/Santa Barbara/Hope Ranch Areas

**7. 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 **further 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 & 9/21/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Gray and Romano absent) to grant preliminary approval of 07BAR-00000-00114. Applicant to return for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **BAR appreciates the design improvement which brings the central deck close to the existing oak. Deck could approach oak even closer, as deck is cantilevered and won't adversely impact the tree.**
- b. **Cut out on southerly deck unnecessary; eliminate.**
- c. **Trellis is unnecessary as oak branches will create canopy.**
- d. **Plant natives to screen the under deck areas.**
- e. **Myrtus remains incongruous.**
- f. **Return for final with revised landscape plan and color and materials board.**

8. 07BAR-00000-00196 Tobasgo Trust Observatories **Mission Canyon
07LUP-00000-00523 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Rural****

Request of Patrick Berg, architect for the owners, Tabasgo Trust, to consider Case No. 07BAR-00000-00196 for **preliminary/final approval of three telescope observatory structures of approximately 549 net square feet with observation pad of approximately 1,257 square feet.** The following structures currently exist on the parcel: residence of approximately 2,390 square feet, pool cabana of approximately 100 square feet, two gazebos, storage sheds, and water tanks. The proposed project will require approximately 72 cubic yards of cut and approximately 77 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Mission Canyon area, First Supervisorial District. (Continued from 8/24/07)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Gray and Romano absent) to grant preliminary approval of 07BAR-00000-00196. Applicant to return for final approval at the SBAR Meeting of November 16, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Handsome building**
- b. **Concern about visual impact from 12 foot high concrete wall (northwest elevation); stealth the wall.**
 - **Concrete needs to be darker. Consider a dark green like "Blackened Beam".**
 - **Consider using cut material as fill or use boulders to lessen overall height.**
- c. **Concern also about visual impact from above of flooring:**
 - **Use darker stone for paving.**
- d. **Landscape planting plan difficult to read:**
 - **Label specific plants for use on plan.**

- Install natives in open spaces
- Plants in table 3 may not be appropriate except for monkey flower
- e. Return with colors and finished landscape plan for final before full board.

**9. 04BAR-00000-00140 Tobasgo Trust New SFD and Detached Garage Mission Canyon
06LUP-00000-00841 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Rural**

Request of Mary Andrulaitis, architect for the owners, Tabasgo Trust, to consider Case No. 04BAR-00000-00140 for **further conceptual review of a new, approximately 8,508 square foot (net) single-family residence with attached 729 square foot garage, a new 1078 square foot (net) detached residential second unit, new pool, a new water storage container, new attached artist studio, new attached gym and on-site drainage improvements and demolition of an existing 2,315 square foot single-family residence, three storage buildings and a gazebo.** The following structures currently exist on the parcel: a residence of approximately 2,315 square feet and pool cabana of approximately 100 square feet. The proposed project will require approximately 5,000 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Mission Canyon area, First Supervisorial District. (Continued from 7/16/04 and 8/24/07)

Project received further conceptual review only, no action was taken. Applicant to return for preliminary approval at the SBAR meeting of November 16, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Staff to update the project description.
- b. Concern about visual impact from retaining wall on west side of house; stealth the wall.
 - Consider dark color and/or screen vegetation.
 - Consider stepping the house down at the west to allow the house to appear to grow from the hill and to lower retaining wall.
 - Consider reflecting swooping rooflines in retaining wall.
- c. Plants installed in planters stepping down the east elevation of the house will be important to the visual success of the project. Consider installing a large tree at the southeast corner of the house.
- d. Use chaparral plants in landscape planting plan.
- e. Concern about height of walls at pool equipment area of cabana; consider lowering.
- f. *Designer encouraged to develop a consistent approach to stealth walls of observatory, house and cabana.*
- g. Return for preliminary review.

**10. 07BAR-00000-00058 Persson Residence Additions and Workshop Mission Canyon
07LUP-00000-00629 (Sarah Clark, Planner) Jurisdiction: Mission**

Request of Ron Sorgman, architect for the owner, Diane J. Persson, to consider Case No. 07BAR-00000-00058 for **further conceptual review and preliminary approval of a new residential entry hall of approximately 78 square feet, covered porch of approximately 65 square feet, workshop of approximately 302 square feet and attached trellis of approximately 782 square feet.** The following structures currently exist on the parcel: two story residence of approximately 2,120 square feet with attached two car garage of approximately 556 square feet. The proposed project will not require grading. The property is a 9,548 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-116-002, located at **2708 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 4/13/07)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 4 to 0 (Gray, Romano and Ferguson-Ettinger absent) to grant preliminary approval of

07BAR-00000-00058. 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:

- Details on trellises and handrails to match existing.
- Return for final approval on consent.

11. 07BAR-00000-00039 Hope Inn Hotel Santa Barbara

07PRE-00000-00014 (Holly Bradbury, Planner) **Jurisdiction: Commercial/Urban Hillside Ridgeline**
Request of Madi Group, architect for the owner, State Street Hospitality., to consider Case No. 07BAR-00000-00039 for **further conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/16/2007)

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

COMMENTS:

- a. BAR appreciates response to their requests for information.
- b. This is a very important project that will create the identity for the area.
- c. Project needs to have a pedestrian orientation; not yet addressed in design
 - Building could step down to address existing single story streetscape. Establish a hierarchy of forms addressing the street and adjacent development.
 - Consider orienting entry to the drive on the west side of the property to allow for pedestrian flow along State St. and to emphasize entryway; too many disruptive curb cuts as designed.
 - Consider second and third story decks, balconies, terraces, roof gardens.
- d. Stylistically, the project is moving in the right direction.
 - Prefer study #2 although design still needs a lot of work.
- e. Re., landscaping: consider use of palm trees and large plants (e.g. banana trees) in pots.
- f. East elevation is prominent and will need careful study and redesign.

12. 07BAR-00000-00216 St. Denis Single Family Dwelling Addition Hope Ranch

07LUP-00000-00567 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**
Request of William Cooper, architect for the owners, Gary and Joane St. Denis, to consider Case No. 07BAR-00000-00216 for **conceptual review of first floor addition of approximately 700 square feet and the conversion of an existing carport of approximately 700 square feet to habitable space.** The following structures currently exist on the parcel: single-story residence of approximately 3,500 square feet with a detached 3-car garage of approximately 900 square feet and porte-cochere of approximately 700 square feet. The proposed project will require approximately 55 cubic yards of cut and approximately 145 cubic yards of fill. The property is a 1.78 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-023-005, located at **4415 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 at the SBAR meeting of November 16, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Relatively small, architecturally sensitive project.
- Consider cladding retaining walls consistently in stone and eliminating RR ties.
- Return for preliminary/final before the full board.

13. **07BAR-00000-00207** **Miller Single Family Dwelling Addition and Garage** **Hope Ranch**
07LUP-00000-00546 (Eric Gage, Planner) Jurisdiction: Goleta
07MOD-00000-00009

Request of R.E. Johnson, architect for the owner, Gregg Miller, to consider Case No. 07BAR-00000-00207 for **conceptual review of an addition of approximately 1,455 to the existing residence and an addition of approximately 1,324 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 1,436 square feet with an attached garage of approximately 256 square feet. The proposed project will not require grading. The property is a 1.1 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-021, located at **4300 Via Corona** 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 comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Return with a landscape plan and materials board for preliminary/final.**

14. **07BAR-00000-00259** **Franklin Patio Covers Roof Change/Color Change** **Mission Canyon**
07LUP-00000-00582 (Amy Trester, Planner) Ridgeline: Urban

Request of Joseph H. Moticha, architect for the owner, Jack Franklin, to consider Case No. 03BAR-00000-00316 for **conceptual review/preliminary/final approval of new patio covers of 200 square feet, changing a portion of the roof from a gable to shed roof, an exterior color change, deleting two windows and adding one new window and changing the shape of a permitted bay window.** The following structures currently exist on the parcel: a residence of approximately 4,239 square feet, a garage and bath of approximately 678 square feet and decks of 848 square feet. The proposed project will not require grading. The property is a 0.23 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-141-016, located at 2895 Kenmore Place in the Mission Canyon area, Second Supervisorial District. (Continued from 12/05/03, 2/27/04, 3/26/04, 4/30/04, 6/4/04, 7/16/04, 8/27/04, and 9/07/07)

ACTION: C. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Gray and Romano absent) to grant final approval of 07BAR-00000-00259. No further comments were made by the Board of Architectural Review members present for this project.

Toro Canyon/Summerland/Carpinteria Areas

15. **07BAR-00000-00239** **Fell Single Family Dwelling, Cabana** **Toro Canyon**
(No Planner Assigned) Jurisdiction: Toro

Request of Stefan Eder and Jane Snyder, architects for the owner, Robin Fell, to consider Case No. 07BAR-00000-00239 for **conceptual review of a new single family dwelling of approximately 11,500 square feet with basement of approximately 2,000 square feet, two attached garages of approximately 950 and 700 square feet, and cabana of approximately 750 square feet.** The following structures currently exist on the parcel: guesthouse of approximately 800 square feet. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-028, located at **2710 East Valley Road** in the Toro 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 site visit is essential before BAR can comment on project.**
- **Planner to review project prior to site visit and to confirm consistency with height requirements.**
- **Prepare elevations from pool looking up at the house.**

16. 07BAR-00000-00153 East Valley Land & Cattle Co. LLC Toro Canyon
07LUP-0000-00467 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Richard Redmond, architect for the owners, East Valley Land & Cattle Company, LLC, to consider Case No. 05BAR-00000-00090 for **further conceptual and preliminary approval a residence of approximately 4,571 square feet and guesthouse of approximately 747 square feet.** No structures currently exist on the parcel. No further grading is required as it has been completed. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069 located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05, 11/04/05, 3/10/06 & 4/21/06 & 5/25/06 & 7/06/2007)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Gray and Romano absent) to grant preliminary approval of 07BAR-00000-00153. Applicant to return for final approval on consent at the SBAR meeting of October 19, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Landscape plan to be finished to the level of a construction document.**
- **Final on consent with planner present.**

17. 07BAR-00000-00146 Jaffe New Residence and Garage Summerland
07CDP-00000-00089 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline – Rural**
07MOD-00000-00007

Request of Brad Williams and Marmol Radzineer, architect and agent for the owner, Michael Jaffe, to consider Case No. 07BAR-00000-00146 for **further conceptual review and preliminary approval of a new 3,713 square foot single-family dwelling with a 914 square foot basement and a 494 square foot attached 2-car garage, 2,302 square foot of decks, a 472 square foot pool and 102 square foot spa.** Also, the new SFD will have an average plate height of 9'-6" throughout the entire house, and within the Summerland Community Plan area a penalty for plate heights over 9'-0" increase the overall Floor Area (FAR) of the home to 7,195 square feet (2,517 square feet over the maximum FAR allowed). No structures currently exist on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.0 acre parcel zoned AG-1-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 6/22/07 and 9/07/07)

ACTION: Froscher moved , seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Gray and Romano absent) to continue 07BAR-00000-00146 to the SBAR meeting of November 2, 2007. Continuance was requested by Applicant and Planning and Development after the motions for the Agenda Status Report.

18. 06BAR-00000-00278 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-00000-00278 for **further 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 & 9/21/07)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Gray and Romano absent) to grant further preliminary approval of 06BAR-00000-00278.

