



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 14, 2005

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	Co-Vice Chair	Engineering Building, Room 17
James King	Co-Vice Chair	123 East Anapamu Street
Bethany Clough		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Valerie Froscher		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	BAR Secretary	
Peter Imhof	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 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Robin Donaldson	Chair
Kathryn Dole	1st. Vice Chair
James King	2 nd Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Chris Roberts	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Dole and King absent) to:
 - Drop Item #14 05BAR-00000-00185 Sutherland Residence Remodel and Addition from the agenda at the request of the applicant.
- III. **MINUTES:** Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole and King absent) to table the approval of the Minutes of September 30, 2005 to the meeting of October 28, 2005.

IV. CONSENT AGENDA:

**C-1. 01-BAR-173 Trinity Baptist New Youth Building Santa Barbara
01CUP-00000-00086 (Dan Nemechek, Planner) Jurisdiction: Permit Condition**

Request of Jennifer Trunk, agent for the owners, Trinity Baptist Church, to consider Case No. 01-BAR-173 for **final approval on consent of a new youth building, cover entry, shade structure, and landscaping of approximately 5,526 square feet (Net new: 3,280 square feet) youth building, cover entry of 2,527 square feet, and shade structure of 1,609 square feet.** The following structures currently exist on the parcel: church and pre-school facility (worship building, pre-school, administration building. The proposed project will require grading. The property is a 5.34 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-009, located at 1002 Cieneguitas Road in the Santa Barbara area, Second Supervisorial District. (Continued from 6/29/01 & 2/13/04 & 4/02/04 & 8/12/05)

ACTION: Roberts moved, seconded by Clough and carried by a vote of 6 to 0 (Dole and King absent) to grant final approval on consent of 01-BAR-173.

**C-2. 05BAR-00000-00230 Foley Estates Vineyard & Winery LLC Signage Lompoc
05SCC-00000-00018 (Lorie Baker, Planner) Jurisdiction: Sign**

Request of Mark Dirickson, agent for Foley Estates Vineyard & Winery LLC, to consider Case No. 05BAR-00000-00230 for **preliminary/final approval on consent of two free standing signs: 48" by 60" and 12" by 40"**. The following structures currently exist on the parcel: wine tasting building of approximately 4,000 square feet, production facility of approximately 11,600 square feet and caretaker's residence of approximately 1,500 square feet. The proposed project will not require grading. The property is a 460 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-170-043, located at **6121 East Highway 246** in the Lompoc area, Third Supervisorial District. (Continued from 9/30/05)

ACTION: Roberts moved, seconded by Clough and carried by a vote of 6 to 0 (Dole and King absent) to grant final approval on consent of 05BAR-00000-00230.

**C-3. 02BAR-00000-00050 Radaich New Residence Santa Ynez
02LUP-00000-00166 (Jeanne Bozzano, Planner) Jurisdiction: Ridgeline - Rural**

Request of Larry Clark, architect for the owners, Anthony & Kathy Radaich, to consider Case No. 02BAR-00000-00050 for **final approval on consent of an approximately 3,589 square foot new residence and an approximately 875 square foot garage.** No structures currently exist on the parcel. The proposed project will require approximately 1,138 cubic yards of cut and fill. The property is a 20.90 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-290-041, located at **3800 Live Oak Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 3/01/02, 4/29/05 & 9/30/05)

ACTION: Roberts moved, seconded by Clough and carried by a vote of 6 to 0 (Dole and King absent) to grant final approval on consent of 02BAR-00000-00050.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Robin Donaldson reported that Greg Ravatt attended the 10/12/05 PC hearing of the Regional BAR formation Ordinance 2nd reading and spoke to the PC regarding concerns about 3 month/3 meeting limitation. The PC did not appear to be concerned about this issue.**
- **Val Froscher attended the Summerland BAR meeting on Tuesday night, saw Lillie Ave. Post Office project (Item 18 on today's agenda), and Chris Roberts lighting presentation.**

VI. STAFF UPDATE:

Height Methodology for Articles III and IV goes into effect on 1/1/06, except for projects that have received BAR preliminary approval before 1/1/06. For Article II, the old methodology remains in effect until CCC certification of the new ordinance.

Upcoming and important dates:

10/12 – PC considered BAR ordinance amendments

10/18 – BoS to consider building height ordinance amendments

10/28 – PC to consider changes to permit appeal process. With proposed changes, appeals of BAR actions would take place at preliminary approval and ministerial LUPs would become zoning clearances (non-appealable).

10/29 – Continued joint MPC/MBAR joint meeting

11/1 - Geo-based teams rollout in P&D Development Review divisions

11/22 – BoS to consider ordinance changes implementing regional BAR formation.

VII. STANDARD AGENDA:

Santa Maria/Santa Ynez/Los Olivos/Solvang/Los Alamos Areas

- 1. 05BAR-00000-00234 Tamboli Residence Additions Solvang
05LUP-00000-01036 (Brian Tetley, Planner) Jurisdiction: Ridgeline - Rural**

Request of Curt Moniot, architect for the owner, Dr. Mona Tamboli, to consider Case No. 05BAR-00000-00234 for **conceptual review of internal conversion of storage area to habitable space of approximately 490 square feet, new trellis of approximately 176 square feet and new screened porch of approximately 492 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,624 square feet. The proposed project will not require grading. The property is a 20.08 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 137-540-009, located at **1034 Viendra Drive** in the Solvang area, Third Supervisorial District.

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

COMMENTS:

- a. Is it possible to change the roof pitch of the screened porch roof to avoid a flat roof? BAR suggests making this change, which will be both more in keeping with traditional styles and easier/less expensive to build.**
- b. Provide architectural detail showing how trellis post connects to masonry base.**
- c. Return for preliminary/final on consent.**

- 2. 05BAR-00000-00225 Lash New Commercial Building Los Olivos
05LUP-00000-01031 (Brian Tetley, Planner) Jurisdiction: Commercial**

Request of F. Evans Jones, architect for the owner, Lowell Lash, to consider Case No. 05BAR-00000-00225 for **conceptual review of a new commercial building of approximately 525 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 1,600 square feet. The proposed project will not require grading. The property is a 20,700 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 135-102-003, located at **2902 San Marcos Avenue** in the Los Olivos area, Third Supervisorial District.

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. 05BAR-00000-00223 Evans New Residence and Garage/Guesthouse Santa Barbara
(No Planner Assigned) **Jurisdiction: Ridgeline-Urban**

Request of Ray Ketzler and Douglas Beard architects for the owners, Scott and Julie Evans, to consider Case No. 05BAR-00000-00223 for **conceptual review of a new residence of approximately 6,214 square feet and a detached garage with attached guesthouse of approximately 2,786 square.** The following structures currently exist on the parcel: a guesthouse of approximately 800 square feet with attached garage of approximately 525 square feet to be converted to employee dwelling and tool shed of approximately 700 square feet. The proposed project will require approximately 525 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 32 acre parcel zoned MT-GOL-40 and shown as Assessor's Parcel Number 153-340-048, located at **1555 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **Applicant should be aware of the height methodology changes that will come into effect on 1/1/06. Story poles and site visit are needed. Unbroken two-story façades are discouraged where project would create visual impacts. Second-story bathroom pop-out could be softened.**
- b. **Consider stepping down end of second-story bedroom wing.**
- c. **Architecture and feel of project are exceptionally well done. Simplicity of garage/guesthouse works well with house.**
- d. **Include story poles at the corners and roof ridges for main house and for garage/guesthouse.**
- e. **Pine trees near garage are highly flammable. Consider using other trees as screening.**

4. 05BAR-00000-00226 Maxwell Residence Remodel / Addition Santa Barbara
05CDH-00000-00032 (Alice Daly, Planner) **Jurisdiction: Design Overlay**

Request of Jack Maxwell, owner, to consider Case No. 05BAR-00000-00226 for **conceptual review of a remodel and addition of approximately 1,800 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet with an attached garage of approximately 450 square feet. The proposed project will not require grading. The property is a 2.33 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-020, located at **4865 Vieja Drive** in the Goleta/Hope Ranch area, Second District Supervisorial District.

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

COMMENTS:

Applicant presentation, relation to subdivision project.

Public Comment:

Valerie Olsen: [Hacienda Vieja] development is presently under appeal. Large houses adjacent to More Mesa are not appropriate, set a bad precedent. Remodel of this house will make it much larger. Coastal Commission indicated desire to hear full case [on appeal of Hacienda Vieja]. Another large house is a bad idea.

BAR Comments:

- a. **Site plan should accurately depict footprint of house and proposed addition. Without accurate site plan, BAR has difficulty commenting.**

- b. **BAR has concern about proximity of house to lot lines. House pushes into side of hill.**
- c. **BAR is concerned about the size of the house. Photo simulations would be useful.**
- d. **Visibility of house from More Mesa must also be assessed.**
- e. **BAR is happy that the project is one-story. It would not be able to support a two-story project.**
- f. **A site visit, with story poles, is required to understand context.**

**5. 05BAR-00000-00188 Cook New Residence Mission Canyon
05LUP-00000-00820, (Alice Daly, Planner) Jurisdiction: Ridgeline – Urban
05CUP-00000-00040**

Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for a **site visit of a remodel to an existing 535 square foot two car garage located in the rear yard setback to a new location at the easterly side of the existing house.** The following structures currently exist on the parcel: a residence of approximately 1,500 square feet and attached garage. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 15,618 square foot parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05)

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

BAR noted that it had not received revised plans reviewed by Mission Canyon Board prior to site visit, as requested at previous meeting. BAR did not have the benefit of seeing the revised plans and would have preferred a site visit after having seen the revised design.

**6. 05BAR-00000-00189 Burke/Cook New Residence Mission Canyon
05LUP-00000-00821, (Alice Daly, Planner) Jurisdiction: Ridgeline - Urban
05CUP-00000-00042**

Request of David Burke, agent/owner and Paul and Claudia Burke owners, to consider Case No. 05BAR-00000-00189 for a **site visit of a new residence of approximately 2,680 (gross) square feet with garage of approximately 600 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 7,917 square foot parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05)

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

BAR noted that it had not received revised plans reviewed by Mission Canyon Board prior to site visit, as requested at previous meeting. BAR did not have the benefit of seeing the revised plans and would have preferred a site visit after having seen the revised design.

**7. 05BAR-00000-00190 Burke New Residence Mission Canyon
05LUP-00000-00822, (Alice Daly, Planner) Jurisdiction: Ridgeline - : Urban
05CUP-00000-00041**

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for a **site visit of new residence of approximately 3,493 (gross) square feet, and garage/basement and hobby room of approximately 1,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 261 cubic yards of cut and approximately 305 cubic yards of fill. The property is a 15,596 square foot parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05)

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

BAR noted that it had not received revised plans reviewed by Mission Canyon Board prior to site visit, as requested at previous meeting. BAR did not have the benefit of seeing

the revised plans and would have preferred a site visit after having seen the revised design.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. **Discussion Item** **Sebastian Residence Additions** **Goleta**
05LUP-00000-01052 (Dan Nemechek, Planner) **Jurisdiction: P&D Referral**
Request of Planning and Development, on a project brought forth by Phillip Archenbronn, agent for the owner, Mary Sebastian, on application 05LUP-00000-01052 for discussion a **garage conversion of approximately 418 square feet, a first floor addition of approximately 577 square feet and a second story addition of approximately 456 square feet to an existing single family dwelling.** The proposed project will not require grading. The property is a 11,326 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 069-530-033, located at **217 Pereza Circle** in the Goleta area, Second Supervisorial District.

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:

Public Comment:

Cecilia Brown: Susan Rose has asked her to shepherd development proposals on this area. BAR has recognized sensitivity of neighborhoods. No additions on cul-de-sac. Compatibility is important, sets precedent. Garage conversions are a concern. Special problem on cul-de-sac. Doubles the size of house.

BAR Comments:

- a. BAR looks forward to preparation of the Goleta Design Guidelines. BAR would like to participate in discussion of Guidelines.
- b. BAR has no objection to additions per se, but additions should strive to respect the existing geometries and orthogonal layout. The major challenge with additions is to make them not look like additions. Here, the proposed addition geometry is acceptable. Divergence from the existing layout is not as much of an issue because the addition is set far back on the lot.
- c. A comparison of neighboring square footages would be informative.
- d. Garage conversions to allow addition of a second family living area could create parking issues. This is a more general issue. Parking must be addressed; cars should not become a dominant feature of landscape.
- e. Minimize the impermeable surface area in front of the house, especially where new parking area is provided.
- f. Overlook issues onto neighbors are another typical concern with residential additions, but this issue does not apply here.
- g. Landscape screening may be desirable.

9. **05BAR-00000-00081** **Sedlin Residence Remodel** **El Capitan Ranch**
05LUP-00000-00353 (Allen Bell, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Clay Aurell, agent for the owner, Adrian Sedlin, to consider Case No. 05BAR-00000-00081 for **revised final approval of residential addition of approximately 756 square feet on lower level and approximately 15 square feet on main level, new deck of approximately 909 square feet and remodel of roof, entry, windows, doors and siding.** The following structures currently exist on the parcel: a residence of approximately 4,062 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 12 cubic yards of fill within the existing footprint. The property is a 10.25 acre parcel zoned U under Ordinance No. 661 and shown as Assessor's Parcel Number 081-260-015, located at **10697 Calle Quebrada** in the El Capitan Ranch area, Third Supervisorial District. (Continued from 4/15/05, 5/27/05, 6/24/05 & 7/29/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Dole absent) to grant revised final approval of 05BAR-00000-00081.

10. **05BAR-00000-00236** **Bond New Residence** **Goleta**
05LUP-0000-01045 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Jan Hochhauser and Blatter Architects, agent for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **conceptual review of a conversion of an existing residence to a second residential unit of approximately 1,174 square feet with a garage/ workshop of approximately 990 square feet (BAR review not required) and a new residence of approximately 5,706 square feet and attached garage of approximately 532 square feet and pool.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 475.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District.

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

COMMENTS:

- a. **BAR appreciates the use of a one-story design in this location to minimize visual impacts.**
- b. **Choice of colors, especially of roofs, should be dark, earthy.**
- c. **Front patio area is too much of an unbroken hardscape surface. Restudy.**
- d. **The house takes up a large area on the site, given the constraint of sloped areas. BAR cannot determine visibility of the house without a site visit. A site visit is desirable.**

Toro Canyon/Summerland/Carpinteria Areas

11. **05BAR-00000-00051** **Widdoes New Guest House** **Carpinteria**
05CDP-00000-00015 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Thomas Hashbarger, architect for the owners, Jamie and Brooks Widdoes, to consider Case No. 05BAR-00000-00051 for **preliminary/final approval of a new guest house of approximately 800 square feet, patio and spa.** The following structures currently exist on the parcel: a residence of approximately 2,089 square feet. The proposed project will require approximately 250 cubic yards of cut and fill. The property is a 11.98 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-200-070, located at **7000 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/08/05)

ACTION: Clough moved, seconded by King and carried by a vote of 7 to 0 (Dole absent) to grant preliminary/final approval of 05BAR-00000-00051.

12. **04BAR-00000-00059** **Swords New Residence** **Carpinteria**
04CDP-00000-00025 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Rural**
Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for **final approval of a new residence of approximately 3,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at **7025 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/02/04, 4/8/05, 5/27/05 & 9/16/05)

ACTION: Froscher moved, seconded by Clough and carried by a vote of 7 to 0 (Dole absent) to continue 04BAR-00000-00059 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Colors are acceptable.**

- b. Door and window details are needed.
- c. Landscape plan is needed for area between house and road and graded areas.
- d. Final review continued. Return on consent.

13. **05BAR-00000-00123** **Alger Residence Addition/Remodel (Formally Frampton)** **Toro Canyon**
(No Planner Assigned) **Jurisdiction:Toro**
- Request of Robert Senn, architect for the owner, Glenn Alger to consider Case No. 05BAR-00000-00123 for **further conceptual review of a residential addition of approximately 2,838 square feet, conversion of approximately 688 square feet of workshop to habitable space and covered porches of approximately 2,511 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,485 square feet, a garage/workshop of approximately 2,340 square feet and a non-conforming second residence of approximately 1,200 square feet of residence with an attached garage approximately 636 of garage and storage space. Future grading will be for landscaping and tennis court purposes only and not yet determined. The property is a 10.53 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05)
- Project received revised conceptual review, no action was taken. Applicant to return after site visit with story poles. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
Public Comment:
Paul Recsei: Extremely visible site. Questions whether project meets rural-ridgeline height limit.
- BAR Comments:**
- a. A big improvement over earlier design.
 - b. A change in overall color would vastly help visibility.
 - c. Restudy windows to make proportions consistent.
 - d. BAR will have difficulty making height exemption finding. Height calculations are needed. Parapets appear to exceed allowable 16-foot height limit.
 - e. Re-look at the column placement, some columns appear too close to other building forms.
 - f. Site visit is needed. Story poles on addition would be helpful.
14. **05BAR-00000-00185** (Previously 04BAR-00000-00311 McMenamin) **Toro Canyon**
Sutherland Residence Addition and Remodel **Jurisdiction: Ridgeline - Rural**
05CDP-00000-00074 (Holly Bradbury, Planner)
(Previously 04CDP-00000-00140)
- Request of Susan Sherwin, agent for the owner, Toni Sutherland, to consider Case No. 04BAR-00000-00311 for **revised further conceptual/preliminary of a residence addition of approximately 3,891 square feet and garage/storage of approximately 1,230 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately no cubic cut and approximately 187 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05 & 2/25/05 & 4/8/05 & 4/15/05 & 7/15/05)
- ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Dole and King absent) to drop 05BAR-00000-00185 from the agenda at the request of the applicant.**
15. **05BAR-00000-00235** **Roulet Residence Additions** **Toro Canyon**
02CDP-00000-00156 (Amy Trester, Planner) **Jurisdiction: Toro**
- Request of Jeanne Roulet, owner, to consider Case No. 05BAR-00000-00235 for **conceptual review of a first floor addition of approximately 957 square feet and second story addition of approximately 590 square feet.** The following structures currently exist on the parcel: a garage of approximately 1,000 square feet and second story unit of approximately 800 square feet. The proposed project will not require grading. The property is a 33,105 square foot parcel zoned 20-R-

1 and shown as Assessor's Parcel Number 005-363-017, located at **3134 Via Real** in the Toro Canyon area, First 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:

Public Comment:

Robert Olson letter: Concerned about possible zoning violations, setbacks, number of structures. Concerned about impacts of design on neighbors, neighborhood as a result of second story. Project would block mountain views, affect privacy of neighbors.

BAR Comments:

- a. Design is not particularly compelling. Building treatments should match Craftsman design features (entry, doors, windows, beam brackets, chimney, and details) of guest house. Refine these details to match the existing guest house details.
- b. Detailing must be consistent on all elevations of house.
- c. Show details on plan.

16. 05BAR-00000-00231

Ensing Porch Variance and Wall Conditional Use Permit

Summerland

04VAR-00000-00003/05CUP-00000-00063 (Lisa Hosale, Planner) **Jurisdiction:**
Summerland

Request of Jay Higgins, agent for the owners, Mark Wayne Ensing, to consider Case No. 05BAR-00000-00231 for **conceptual review of a Variance to allow a new 350 square foot porch 5 ½ feet from the right of way, and a 3 foot high planter 2 feet from the right of way. The Conditional Use Permit would allow a new 8 foot high retaining wall with a 2 foot lattice on top to be located in the front yard setback.** The following structures currently exist on the parcel: a residence of approximately 1,130 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-039, located at **2186 Hardinge Street** in the Summerland 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:

Public Comments:

- **Applicant:** Would like to bring retaining wall and surmounting wall down to 3 feet total in height.
- **Shirley Arnold, next-door neighbor:** Describes history of zoning violation, unpermitted addition.
- **Tom Evans:** Project should go to Summerland BAR. Street consists of small houses from '50s. More landscaping is needed. Actual road should be shown on plans. Lighting doesn't comply with Summerland requirements.
- **Friedricksen letter, 10/10/05:** Square footage is excessive relative to other homes, should not push out to street. Porch will affect views, sets a bad precedent, affects neighborhood character.

Note: [Planner: correct square footage of originally permitted house is 800 ft.²]

BAR Comments:

- a. Pushing wall back, allowing for more planting area, would be more in character with Summerland. There should be more planter area between upper and lower retaining wall.
- b. Eliminate secondary wall above patio, replace with wood fence or lattice.

c. Project needs to go to Summerland BAR.

**17. 02BAR-00000-00293 Kimsey New Mixed-Use Building Summerland
022CDP-00000-00148 (Peter Lawson, Planner) Jurisdiction: Summerland**

Request of Shubin & Donaldson, agent for the owners, William K. Kimsey, to consider Case No. 02BAR-00000-00293 for **revised final approval for additional landscape lighting**. Project is currently under construction. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is an 8,150 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005192-010, located at **2410 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 11/05/04 & 11/19/04 & 9/16/05)

ACTION: King moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Froscher absent, Donaldson and Miller abstain) to grant revised final approval of 02BAR-00000-00293. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Planner: Summerland Guidelines say light should not be excessive, but only what is reasonable and necessary. Lighting should not fall on neighboring properties.

Public Comment:

- **Tanise Grimont, neighbor: Lighting plan is a reasonable compromise. Primary concern is that she not be able to see light source directly at base of tree and that permit conditions clearly spell out lighting limitations to allow enforcement in future.**
- **Ana Victorson, neighbor: Happy with lights now with limitations.**

BAR Comments:

- a. **Project was discussed at height of Summerland BAR. Character of Lillie Ave. has changed from residential to commercial. Summerland BAR and community found lighting to be acceptable.**
- b. **Lighting is limited to 33w, 10 degree beam per bulb.**
- c. **Revised final approval.**

**18. 05BAR-00000-00210 Lillie Evans LLC New Mixed Use Building Summerland
Jurisdiction: Summerland**

Request of Shubin and Donaldson Architects, agent for the owner, Lillie Evans LLC, to consider Case No. 03BAR-00000-00210 for **conceptual review of a mixed use building of approximately 4,477 square feet**. The following structures currently exist on the parcel: a Post Office of approximately 1,300 square feet to be demolished. The proposed project will require approximately 4,000 cubic yards of cut and no fill. The property is a .35 acre parcel zoned C-1, Limited Commercial and shown as Assessor's Parcel Number 005-172-011, located at **2245 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 9/16/05)

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:

Robin Donaldson recused himself.

Chris Roberts disclosure: is working on Summerland sidewalk landscaping plan.

Applicant presentation: Two Summerland BAR meetings. Cut and fill will be balanced. Traffic circulation has been discussed with Public Works, community.

Public Comment:

Tom Evans:

- **In general, likes plan. Scale is good. Small amount of roof area. Story poles needed. Possible solution: have post office boxes on upper floor, counter below? Parking: County standards are inadequate. Some restriction must insure parking reserved for Post Office patrons. Excessive amount of glass, metal, man-made, factory-finish materials for Summerland. Corrugated metal or composition roof would be more historically appropriate.**

Alan Grosshart (applicant):

- **Thanks BAR, community for prior comments. Applicant shares their vision.**

BAR Comments:

- a. Wonderful addition to community.**
- b. Main core post office building is beautiful, simple, appropriate. Canopy top on upper floor terrace is still a little clumsy. Restudy.**
- c. Restudy connection of round corner element to main building. Amount of glass must be limited. Some concern about "showy cylinder" effect. Corner element should be about people, retain and complement simplicity of main building's forms. Architecture must reflect Summerland Guidelines.**
- d. Consider/study corrugated roofing material idea.**
- e. Accessibility of Post Office is a big issue. Access to Post Office is limited to only the lower floor entrance. Not convenient for many patrons. Consider access from upper level. Perhaps place the post office boxes accessible from upper level, near parking, and the service counter below?**
- f. Examine ways to make patio/plaza inviting and to open up the space. Provide an outdoor seating area with trash/recycling.**
- g. BAR supports parking modification. Parking should not be able to be used by neighboring restaurants.**
- h. In danger of too much hardscape. Inclusion of canopy trees near building is very important.**
- i. Add diagonal planters to parking?**
- j. Use story poles to show height of building as marked and upper corner of plaza.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by James King, and carried by a vote of 5 to 0 (Robin Donaldson, Valerie Froscher and Kris Miller-Fisher absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 28, 2005 in the Santa Barbara County Board of Supervisors Hearing Room, 4th Floor, 105 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:00 P.M.