



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 19, 2007**

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### **COMMITTEE MEMBERS PRESENT:**

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

**COMMITTEE MEMBERS ABSENT:** Everyone present.

**REPORTERS:** None in attendance

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

### **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** *None.*

### **II. AGENDA STATUS REPORT:**

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

- Continue Item No. 2 07BAR-00000-00194 Doann Residence Addition/Remodel to the SBAR meeting of November 30, 2007.

### **III. MINUTES:**

C. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Froscher and Gray absent) to approve the SBAR Minutes of October 5, 2007.

### **IV. CONSENT AGENDA:**

**C-1. 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. 07BAR-00000-00153 for **final approval on consent 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, 5/25/0, 7/06/2007 & 10/05/07)

**ACTION: Romano moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Frosher and Gray absent) to grant final approval on consent of 07BAR-00000-00153.**

- C-2. 07BAR-00000-00275 Kraus Water Tanks Carpinteria**  
**07CDP-00000-00110** (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural  
Request of Robert Foley, agent for the owner, Ken Kraus, to consider Case No. 07BAR-00000-00275 for **conceptual review/preliminary/final approval on consent of four 6.5 feet tall 5, 000 gallon water tanks of approximately 1,600 square feet. Previously approved structures under 07BAR-00000-00083 are proposed in a new location with structural details as previously approved.** The following structures currently exist on the parcel: a single family residence and an agricultural workshop/office are proposed under a separate permit. The proposed project will not require grading. The property is an 11.73 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-180-084, located at **4466 Foothill Road**, in the Carpinteria area, First Supervisorial District.

**ACTION: Romano moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Frosher and Gray absent) to grant final approval on consent of 07BAR-00000-00275.**

- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**  
Chris Roberts met with Doug Singletary, architect for the Botanic Garden expansion, wherein Doug presented his design approach.
- VI. STAFF UPDATE:** None.
- VII. STANDARD AGENDA:**

### **Isla Vista/Goleta**

- 1. 07BAR-00000-00082 Phelps Residence Remodel Goleta**  
**07LUP-00000-00432** (Amy Trester, Planner) Jurisdiction: Ridgeline - Rural  
Request of Peter Becker, architect for the owner, Doug Phelps, to consider Case No. 07BAR-00000-00082 for **preliminary/final approval of structural and exterior changes, including door, window, color, and material changes, addition of dormers, conversion of the existing one-car garage to habitable/porch space. Also proposed is the addition of a covered porch at the new entry and new trellis that will connect the dwelling and the detached garage. Also proposed is replacement of the existing chimney with two new black metal flues. The project requires a height variance from SBAR due to current non-conformance with hillside/ridgeline due to new height ordinance.** The following structures currently exist on the parcel: a two-story residence of approximately 3,020 square feet with an attached one-car garage of approximately 260 square feet and detached two-car garage of approximately 216 square feet. The proposed project will not require grading. The property is a 7.21 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-390-009, located at **5653 West Camino Cielo** in the Goleta area, Second Supervisorial District. (Continued from 5/11/07 and 8/10/07)

**ACTION: Romano moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Froscher absent) to grant preliminary approval of 07BAR-00000-00082. Applicant to return for final approval on consent at the meeting of November 2, 2007. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. Planner to update description which no longer includes a requested variance to height.
- b. Preliminary approval granted with condition that exterior plaster color to be less green.
- c. Return for final on consent with specifics on light fixtures, materials and colors.

2. **07BAR-00000-00194 Doann Residence Addition/Remodel Goleta**  
**07LUP-00000-00643(Amy Trester, Planner) Jurisdiction: Ridgeline - Urban**  
Request of Robert Pester, architect for the owner, Gwen Doann, to consider Case No. 07BAR-00000-00194 for **preliminary/final approval of an addition of approximately 293 square feet to the existing residence, new carport and trash enclosure of approximately 456 total square feet with deck addition of approximately 425 square feet above.** The following structures currently exist on the parcel: residence of approximately 2,994 square feet with an attached 2-car garage of approximately 415 square feet and detached barn of approximately 484 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-234-005, located at **4525 Via Maria** in the Goleta area, Second Supervisorial District. (Continued from 8/24/07)

**ACTION: C. Roberts moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher and Gray absent) to continue 07BAR-00000-00194 to the meeting of November 30, 2007 at the request of the applicant. See Agenda Status Report.**

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

3. **07BAR-00000-00248 Nelson Singe Family Dwelling Addition Hope Ranch**  
**(No planner assigned) Jurisdiction: Ridgeline - Urban**  
Request of David Jenö, David Phoenix Inc., agent for the owners, Bruce and Sherri Nelson, to consider Case No. 07BAR-00000-00248 for **conceptual review of a first floor addition of approximately 534 square feet and a second floor addition of approximately 442 square feet to the existing residence.** The following structures currently exist on the parcel: a residence of approximately 4,600, garage with guest house atop of approximately 1,075 square feet, existing barn of approximately 378 square feet and garage of 404 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-211-001, located at **1414 Estrella Drive** in the Hope Ranch area, Second Supervisorial District.

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

**COMMENTS:**

- a. **Style of the additions shall relate back to parent house characterized by steep, clipped hip roofs and a french cottage feel.**
- b. **The exterior second story deck acts as a room and needs to be detailed consistent with the parent house:**
  - **Consider eliminating roof.**
  - **Restudy guard rail.**
- c. **Show relationship of home to existing surrounding homes.**
- d. **Return for further conceptual with input from Hope Ranch ARC.**

4. **07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara**  
**(No planner assigned) Jurisdiction: Ridgeline - Urban**  
Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District.

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

**COMMENTS:**

- a. **Ridgeline site is extremely visible from many public vantage points.**
- b. **Low slung, site specific architecture is inspired and appropriate to the site: excellent work.**
- c. **BAR questions appropriateness of infinity pool:**
  - **In respect to style, infinity pool will date the house and be potentially unattractive from views in from below;**
  - **In respect to functionality, infinity pool will blow out in this windy location.**
    - **Basin edge must be very high.**
    - **Consider piling up boulders to screen high basin edge.**
- d. **Some concern about lights from the infinity pool and the guest house.**
- e. **Use native plants, particularly oaks, to create foreground interest and to screen development.**
- f. **BAR needs to understand the “bowl” landscape element; consider making a model.**
- g. **BAR to make site visit after erection of story poles. Pool to be story poled as well as buildings.**

*Site Visit*

5. 07BAR-00000-00137      Farrar New Residence, Garage, Basement      Summerland  
07CDP-00000-00086 (Selena Buoni, Planner)      **Jurisdiction: Summerland**

Request of Kent Mixon, architect for the owners, Graham and Sara Farrar, to consider Case No. 07BAR-00000-00137 for site visit of new residence of approximately 1,918 square feet, attached garage of approximately 500 square feet and basement of approximately 186 square feet. No structures currently exist on the parcel. The proposed project will require approximately 56 cubic yards of cut and approximately 115 cubic yards of fill. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor’s Parcel Number 005-201-009, located at 2535 Golden Gate in the Summerland area, First Supervisorial District. (Continued from 6/22/07)

**Project received a site visit only, no action was taken. Project reviewed for further conceptual review later in the afternoon.**

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

6. 06BAR-00000-00139      Thielmann Second Dwelling      Santa Barbara  
06DEV-00000-00006 (Michelle Gibbs, Planner)      **Jurisdiction: DVP**

Request of Larry Thompson, architect for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review and preliminary/final approval of a second dwelling of approximately 2,820 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,795 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill. The property is a 1.10 acre parcel zoned DR-2 and shown as Assessor’s Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06, 9/22/06, 12/08/06, 2/02/07, 4/13/07, 5/25/07, and 7/06/07)

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

**COMMENTS:**

- a. **The architect has addressed all BAR concerns and the overall project has changed substantially since the original proposal:**
  - **The house is now subordinate to the existing house (size, height, exterior grading and retaining walls)**
  - **Change in materials softens the house as seen from public views.**
- b. **Roof form is complex: restudy to simplify.**
- c. **Strongly encourage replacing proposed style of garage door at storage to that of a barn door.**
- d. **Proposed landscaping will, upon maturity, screen the project well.**
- e. **Show driplines of oak at west property line on site plan to illustrate relationship to development.**
  - **Regarding the arborist reports: BAR understands that in only one report were trenches dug to examine root activity. Reports should have a consistent approach and be written to an equal level of analysis, or that which includes trenching should be weighed more heavily given its additional level of analysis.**
- f. **Project may proceed to preliminary approval and, in respect to design, is ready for Planning Commission review and action.**
- g. **Public Speakers: Valerie Olson (concerned about size and height as well as visibility from More Mesa) and Valerie Kolstad (same concerns and also concern about impacts to the oak on the west property line; letter entered into record).**

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|-----------|--|--|-----------------------|
| <b>7.</b> | <b>07BAR-00000-00213</b>                 | <b>Robinette-Feen Single<br/>Family Dwelling Additions</b> | <b>Mission Canyon</b> |
|           | 07LUP-00000-00667 (Lisa Martin, Planner) |  | Jurisdiction: Mission |

Request of Ken Dickson, agent for the owners, Christina Robinette and Dina Feen, to consider Case No. 07BAR-00000-00213 for **preliminary/final approval of a living room addition of approximately 35 square feet and master bedroom + bath addition of approximately 360 square feet.** The following structures currently exist on the parcel: residence of approximately 835 square feet with an attached garage of approximately 240 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-016, located at **804 Windsor Way** in the Mission Canyon area, First Supervisorial District. (Continued from 9/07/07)

**ACTION: Froscher moved, seconded by Romano and carried by a vote of 7 to 0 to grant final approval of 07BAR-00000-00213. No further comments were made by the Board of Architectural Review members present for this project.**

|           |  |  |  |
|-----------|--|--|--|
| <b>8.</b> | <b>07BAR-00000-00228</b>               | <b>Wheeler Demo/New Single Family Dwelling</b> | <b>Hope Ranch</b>                      |
|           | 07LUP-00000-00608 (Eric Gage, Planner) |  | <b>Jurisdiction: Ridgeline - Urban</b> |

Request of Kent Mixon, architect for the owners, Gene and Angie Wheeler, to consider Case No. 07BAR-00000-00228 for **conceptual review of the demolition of the existing single-story residence, garage, and pool, construction of a new two-story residence of approximately 3,883 square feet with an attached 3-car garage of approximately 755 square feet, and new pool, gates, gate post, and retaining walls.** The following structures currently exist on the parcel: residence of approximately 1,975 square feet with an attached garage of approximately 458 square feet. The proposed project will require approximately 565 cubic yards of cut and approximately 456 cubic yards of fill. The property is a 1.01 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-311-007, located at **4050 Via Laguna** in the Hope Ranch area, Second Supervisorial District. (Continued from 9/21/07)

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

**COMMENTS:**

- **Project design is strong with appropriate low key materials, house is set well back from adjacent roadways, and landscape screening is adequate; on these bases, BAR will support a modification to the front yard setback.**
- **Consider using a heavy shake roofing material or a two tone dark barrel tile for the roof.**
- **Shield the infinity edge pool with landscaping materials from the adjacent street below.**
- **Return for preliminary review.**

**Toro Canyon/Summerland/Carpinteria Areas**

9. **07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Toro**  
Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **conceptual review of a new residence of approximately 1,872 square feet.** The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.  
**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review with a site visit. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **The project is successful in its very low key solution; appropriate design.**
- b. **Project appears to have respected neighbor:**
  - **Parking is appropriately located.**
  - **Reorienting the house will not alleviate the reality of adjacency with neighbor.**
  - **Add oaks along north of building to help screen neighbor.**
- c. **BAR to make a site visit after erection of story poles.**
- d. **Public Speakers: Jessica Kinnahan on behalf of Barton and Victoria Myers (submitted letter).**

10. **06BAR-00000-00052 Gardner Revisions to Cabana Toro Canyon**  
06LUP-00001-00428 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Barton Myers Associates, Inc, architect for the owners, Dorothy and John Gardner, to consider Case No. 06BAR-00000-00052 for **revised final approval of a revision to the cabana/pool equipment building from the previously approved 25' tall building to a reduced height of 18'6"**. The following structures currently exist on the parcel: a residence of approximately 1,466 square feet with a 2-car carport (both to be demolished and replaced with a residence of approximately 3,409 square feet with cabana and accessory structure as approved by 06LUP-00001-00428). No grading is proposed as a part of the project revision. Grading previously approved under 06LUP-00000-00428 included 250 cubic yards of cut and 440 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-010, located at **770 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06 8/11/06, and 8/25/06)

**ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 6 to 0 (C. Roberts absent) to continue 06BAR-00000-00052 for further revised final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Structure perches on a plinth unacceptably overwhelming public views from the adjacent Ladera Lane.**
- b. **Extensive use of glass cause for nightlighting concerns.**
- c. **Consider reducing height of structure.**
- d. **Consider eliminating glass and creating a simple open pavillion.**
- e. **Use of second story needs to be defined.**
- f. **Consider using solid materials at all apertures.**

**11. 07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon**  
07LUP-00000-00177 (Jim Heaton, Planner) **Jurisdiction: Toro**

Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **final approval of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned AG-I-40 and MT-TORO-40 with the project completely located in the AG-I-40 portion of the lot and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07, 5/25/07, and 8/10/07)

**ACTION: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts absent and Romano abstains) to grant final approval of 07BAR-00000-00062. The following comment was made by the Board of Architectural Review members present for this project:**

**COMMENT:**

- **Recommend darker colors for exterior walls and trim.**

**12. 05BAR-00000-00063 Richardson Residence Addition Summerland**  
05CDP-00000-00013 (Selena Buoni, Planner) **Jurisdiction: Ridgeline - Urban**

Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **further preliminary approval of an addition of approximately 955 square feet to an existing 1,970 single family dwelling, demolition of an existing garage of approximately 400 square feet and replacement with a garage of approximately 500 square feet, and new first and second floor patios.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet with a detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 0.25 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at 2535 Varley Street in the Summerland area, First Supervisorial District. (Continued from 4/15/05, 5/13/05, 8/12/05, 9/16/05, 11/03/06, 3/30/07 & 9/21/07)

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

**COMMENTS:**

- Applicant has answered most of the BAR concerns.**
  - **Strongly continue to recommend removing iron balcony rail.**
  - **Consider eliminating stone pillar detail at south elevation or extend stone across the entire wall form.**
- Some concern about color and reflectivity of proposed metal roof; consider using Cor-ten.**
- Applicant directed to return to Summerland ARC for their final approvals; following, return for preliminary final before the full SBAR with lighting and landscape plans and details as well as materials board.**
- Public Speakers: Betty Franklin (concern about reflectivity of roofing material) and Tom Evans (concerned about lighting and balcony rail)**

**13. 07BAR-00000-00137 Farrar New Residence, Garage, Basement Summerland**  
07CDP-00000-00086 (Selena Buoni, Planner) **Jurisdiction: Summerland**

Request of Kent Mixon, architect for the owners, Graham and Sara Farrar, to consider Case No. 07BAR-00000-00137 for **further conceptual review of new residence of approximately 1,918 square feet, attached garage of approximately 500 square feet and basement of approximately 186 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 56 cubic yards of cut and approximately 115 cubic yards of fill. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-201-009, located at **2535 Golden Gate** in the Summerland area, First Supervisorial District. (Continued from 6/22/07)

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

**COMMENTS:**

- a. **Successful project on a tight site.**
- b. **East and west elevations are strong.**
- c. **Pitched roof weakens design particularly of north elevation; restudy to create more of a sense of entry and to be more similar to the rest of the house, and consider using two opposing shed roofs or a flat roof instead of gable.**
- d. **Restudy retaining walls.**
- e. **Applicant to provide landscape plan for slope stability**
- f. **Applicant directed to return to Summerland ARC for their preliminary approval; following, return for preliminary before the full SBAR with colors/materials board.**
- g. **Public Speakers: Carlos Tornes (concerned about glare from roofing materials) and Tom Evans.**

**14. 07BAR-00000-00249 Tracy Residence Additions Summerland**  
**(No Assigned Planner) Jurisdiction: Summerland**

Request of Tom V. Smith, architect for the owners, Reid and Kristina Tracy, to consider Case No. 07BAR-00000-00249 for **conceptual review of residence remodel and addition of approximately 96 square feet first floor addition and approximately 361 square feet second floor addition.** The following structures currently exist on the parcel: a residence of approximately 742 square feet. The proposed project will not require grading. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-133-058, located at **2200 Banner Avenue** in the Summerland area, First Supervisorial District.

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

**COMMENTS:**

- a. **Applicant directed to apply for a CDP and to go to the Summerland ARC.**
- b. **No comments until planning weighs in on project as design may change substantially due to zoning concerns.**
- c. **Drawings need to be informed by an accurate survey.**
- d. **Public Speakers: Jim Malott (concerned about mass, loss of privacy, view blockage and the fact of no survey) and Tom Evans (concerned about second story on corner lot).**

**15. 07BAR-00000-00089 Summerland Mini Mart Exterior Change Summerland**  
**(Kimberley McCarthy, Planner) Jurisdiction: Exemption**

Request of Bill Cooper, architect for the applicant, Loui Hana, to consider Case No. 07BAR-00000-00089 for **further conceptual review and preliminary/final approval of sign removal with new stucco of approximately 36 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 1,755 square feet. The proposed project will not require grading. The property is zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/11/07 and 6/22/07)

**ACTION: Rivera moved, seconded by Romano and carried by a vote of 4 to 0 (C. Roberts, Froscher and Ferguson-Ettinger absent) to grant preliminary approval of 07BAR-00000-00089. Applicant to return for final approval on consent at the SBAR meeting of November 2, 2007. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Project is an improvement over existing conditions.**
- b. **Consider eliminating chimneys.**
- c. **Island canopies appear top heavy: restudy.**
  - **Consider double posts at island canopies to improve side elevations.**
- d. **Show elevations from Lillie Avenue that include both the building and the canopies.**
- e. **BAR granted project preliminary approval; final on consent addressing island canopy concerns.**
- f. **Building ok for building plan check.**
- g. **Public Speakers: Tom Evans (concerned about island canopies).**

16. **07BAR-00000-00243** **Friedlander/Hackett Single Family Dwelling and Accessory Structure** **Carpinteria**  
(No planner assigned) **Jurisdiction: Ridgeline - Rural**

Request of Scott Hughes, architect for the owners, Elizabeth Friedlander and Welles Hackett, to consider Case No. 07BAR-00000-00243 for **conceptual review of a residence with attached two car garage of approximately 3,000 square feet and a detached accessory structure of approximately 600 square feet.** The lot is currently vacant. The proposed project will require approximately 645 cubic yards of cut and fill. The property is a 0.88 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-044, located at **6925 Shepard Mesa Road** in the Carpinteria area, First/Supervisory District.

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

**COMMENTS:**

- **Schematics of the house show a lot of potential; good direction.**
- **Submit applications for CUP and CDP; following planning review, BAR will perform site visit with corners staked illustrating the finished floor elevations of the house.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Martha Gray, and carried by a vote of 4 to 0 (C. Roberts, Valerie Froscher and Pamela Ferguson-Ettinger absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 2, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:30 P.M.