



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of October 24, 2008**

Santa Barbara County
Board of Supervisors Hearing Room
4th Floor
105 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:00 A.M., in the Board of Supervisors Hearing Room, Fourth Floor, 105 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts	Chair
Jeremy Roberts	Vice Chair
Martha Gray	
Laurie Romano	
Will Rivera	
Glen Morris	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Steve Willson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

- II. AGENDA STATUS REPORT:** J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0:
- Drop 08BAR-00000-00210 Viniar Farm As-Builts from the agenda at the request of Planning and Development.
 - Continue 07BAR-00000-00204 Frenkel New Residence and Guest House to the meeting of December 5, 2008 at the request of the applicant.
 - Withdraw 08BAR-00000-00231 Turpin Residence Additions from the SBAR at the request of the applicant.

III. MINUTES: Rivera moved, seconded by Romano and carried by a vote of 5 to 0 (Willson absent and J. Roberts abstains) to approve the Minutes of October 17, 2008.

IV. CONSENT AGENDA:

- C-1. 07BAR-00000-00241 Poley Garage Conversion, New Garage** **Santa Barbara**
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 **revised final approval on consent of roof, exterior material and detail changes to the previously approved conversion of existing garage to habitable space and new attached garage.** 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 Santa Barbara area, Second Supervisorial District. (Continued from 10/05/07 & 11/16/07 & 11/30/07)

ACTION: Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 (Willson absent) to grant final approval on consent of 07BAR-00000-00241.

C-2. 07BAR-00000-00006
Baumgarten Revised Landscaping and Residence Addition **Toro Canyon**
08LRV-00000-00001 (Eric Gage, Planner) **Jurisdiction: Toro/Ridgeline-Rural**

Request of Jeremy Beachemin, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **revised final approval on consent of landscaping, tree protection and four new skylights to a pre-approved residence demolition and rebuild of approximately 3,866 square feet, garage with workshop of approximately 1,442 square and deck of approximately 825 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,764 square feet and carport/storage of approximately 600 square feet. The proposed revision will not require grading. The property is a 1.5 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 005-290-034, located at **1947 Paquita Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 2/09/07, 6/08/07, 7/20/07, 1/04/08, 2/15/08, 2/29/08 & 10/17/08)

ACTION: Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 (Willson absent) to grant revised final approval on consent of 07BAR-00000-00006.

C-3. 08BAR-00000-00210 **Viniar Farm As-Built Accessory Structure** **Toro Canyon**
08CDP-00000-00146 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Vic Lozzetti, agent for the owners, David and Susan Viniar, to consider Case No. 08BAR-00000-00210 for **preliminary/final approval on consent of an as-built accessory structure of approximately 696 square feet.** The following structures currently exist on the parcel: a residence of approximately 12,043 square feet, guest house of approximately 800 square feet, stables of approximately 1,937 square feet, farm employee dwelling of approximately 1,882 square feet, garage of approximately 56 square feet and equipment storage of approximately 641 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 18 cubic yards of fill or will not require grading. The property is a 29.5 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-100-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/17/08)

ACTION: Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 (Willson absent) to drop 08BAR-00000-00210 from the agenda at the request of Planning and Development. See Agenda Status Report.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Chris Roberts alerted the SBAR that he had already reviewed the Ballantyne plans.

VI. STAFF UPDATE: None

VII. STANDARD AGENDA:

1. 06BAR-00000-00316 **Santa Barbara Botanic Garden** **Mission Canyon**
Vital Mission Plan
72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and I-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08, 2/29/08 & 5/09/08, 6/13/08, 8/22/08 & 9/19/08)

COMMENTS:

FENCING:

Public speakers: Jim Marino, Nancy Johnson, Anne Sykes, Jonathan Bixby, John Franklin, Mark Chytillo, Milt Rosliniski, Tim Steele, Cathy Koury, Fran Gault, Heidi Schultz, Laura Wilkinson.

- a. The issue of fencing is a very difficult one. Fundamental questions remain as to why security fencing is needed at all and fundamental objections remain against surround fencing of the entire garden.
- b. Designs of the proposed fencing are beautiful and there are some areas where fencing is appropriate like around the entrance and areas of known breaching, but currently proposed fencing is too extensive.
- c. A straw vote on whether chain link fencing is appropriate in any location on the Garden property resulted in four no votes and two yes votes.
- d. The Garden has a terrific opportunity to show good will towards its neighbors and model the way for other botanic gardens by finding creative solutions to deterring unwanted entry into the Garden grounds. Take out fencing where there are natural barriers of topography and vegetation. Consider building upon the deterring effect of topography with installation of appropriate plant materials (possibly thorny or dense) and boulders.
- e. At worn breach paths, fencing may be appropriate but must not be visible if cyclone. No apparent need for any fencing at property line shared with private properties.
- f. In instances where existing degraded post and barbed wire occurs, most SBAR members support replacement with post and wire fencing.
- g. Explore other ways to demark the historical property; appreciate the idea of a signature boulder on the "Y" shaped site at the intersection of Tunnel and Mission Canyon Roads in lieu of post and wire or rock pier and wire fencing. Fencing along Mission Canyon Road should be restricted to the entrance area on the west side to demark the Garden.
- h. Simplify and clarify presentation for future decision makers by showing: existing setting; existing fencing proposed to remain or be replaced; and specific replacement design.

LIGHTING

Public speakers: Laura Wilkinson, Jim Marino, Nancy Johnson, Marc Chytillo, Tim Steele, Cathy Koury, Fran Gault, Heidi Schultz, Tim Gill, Gail Berkeley.

- a. SBAR appreciates the amount of time and consideration that has gone into the proposed lighting plan and also the Garden's reconsideration as to the amount of lighting. Appreciate the Garden's concept of achieving LZ1 standards.
- b. This is another opportunity for creativity. The Garden should be an innovator showing the community how to get to a dark night sky.
- c. Reduce amount of lighting in parking lot. Consider using bollard lighting along a path paralleling the parking lot instead of the post and lights. Reconsider programming and try to not use the parking on the east property to support evening activities on the west of Mission site.
- d. On east side of Mission Canyon, pocket parking shall be lit from across the interior roadway; lighting to be low and pointing into the project.
- e. Location of lighting is critical. Lighting against a building could light the building as well as reflect off the building. Do not light buildings. Interior lights to be extinguished following events.
- f. Consider getting a lighting designer to assist.
- g. Should rely on LZ1 to guide the appropriate amount of light.
- h. Return for further review following PC action on the Master Plan.

Project received further conceptual review only, no action was taken.

2. **05BAR-00000-00175** **Laguna Blanca Campus Additions** **Hope Ranch**
03DVP-00000-00018 (Mark Walter, Planner) Jurisdiction: CUP/DVP

Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup of Laguna Blanca School, to consider Case No. 05BAR-00000-000175 for **further conceptual/preliminary approval of a 4,173 square foot addition (maximum height of 16 feet) to an existing gymnasium; a new 1,728 square foot drop-off shelter (porte cochere, maximum height of 18 feet) on the south side of the gymnasium; a re-constructed and expanded 157 space parking lot of 74,905 square feet and landscaping for the new parking lot and associated areas.** The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 1,800 cubic yards of cut and fill. The property is comprised of 3 parcels totaling 16.5 acres zoned REC and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located at 1090 Las Palmas Drive in the Hope Ranch area, Second Supervisorial District. (Continued from 8/19/05, 10/3/05, 11/04/05, 04/11/08, 7/25/08 &10/03/08)

COMMENTS: No further comments were made by the Board of Architectural Review members present for this project.

ACTION: Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 (Willson absent) to grant preliminary approval of 05BAR-00000-00175.

Isla Vista/Goleta

3. **07BAR-00000-00345** **Goleta Water District Telecommunications Facility** **Goleta**
07CUP-00000-00092 (Megan Lowery, Planner) Jurisdiction: Goleta

Request of Ridge Communications, agent for the owners, Goleta Water District, to consider Case No. 07BAR-00000-00345 for **further conceptual review/preliminary/final approval of a new telecommunications facility of approximately 900 square feet.** The following structures currently exist on the parcel: administration building and maintenance yard building. The proposed project will not require grading. The property is a 4.26 acre parcel zoned PU and shown as Assessor's Parcel Numbers 061-051-032 and -033, located at **4699 Hollister Avenue** in the Goleta area, Second Supervisorial District. (Continued from 2/01/08)

COMMENTS:

- **The SBAR maintains that a 60 foot tall monopine is inappropriate in this location; faux trees approved to date have been concealed in groves of real trees; monopine is out of scale with neighborhood.**
- **SBAR also does not support two 60 foot tall "slimline" poles. Colocation may be too intensive on this flat site.**
- **SBAR strongly urges the applicant to hire a designer.**

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

4. **08BAR-00000-00230** **Robles Residence Second Story Addition** **Santa Barbara**
08LUP-00000-00577 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Tony Xiques, agent for the owner, Edward Robles, to consider Case No. 08BAR-00000-00577 for **conceptual review of a second story addition of approximately 1,687 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,526 square feet and detached garage of approximately 458 square feet. The proposed project will not require grading. The property is a 8,712 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-191-001, located at **313 Rosemead Street** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Proposed design sideloads the existing house and is thus inconsistent with the Eastern Goleta Residential Design Guidelines which call for integrating new additions into existing development; try to step massing back from the edge and over the house.**
- b. **Integrating the proposed addition into the existing home is particularly important given the corner location of the site at the entry to a neighborhood.**
- c. **There may be too much program on the second floor.**

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

Toro Canyon/Summerland/Carpinteria Areas

5. **07BAR-00000-00249 Tracy Residence Additions Summerland**
08MOD-00000-00006 (Planner, Sarah Clark) Jurisdiction: Summerland
Request of Tom V. Smith, architect for the owners, Reid and Kristina Tracy, to consider Case No. 07BAR-00000-00249 for **preliminary approval of residence remodel and addition of approximately 96 square feet first floor addition and approximately 361 square feet second floor addition.** The following structure 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. (Continued from 10/19/07)

COMMENTS:

- **Project was granted preliminary approval for the proposed ordinance modification on the basis of good design.**
- **Return for final on consent**

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant preliminary approval of 07BAR-00000-00249.

6. **07BAR-00000-00204 Frenkel New Residence and Guesthouse Toro Canyon**
07LUP-00000-00840(J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Rural
Request of Stephen R. Frenkel, architect for the owners, Steve and Terri Frenkel, to consider Case No. 07BAR-00000-00204 for **preliminary approval of a new two-story residence of approximately 3,480 square feet with an attached 2-car garage of approximately 537 square feet and guesthouse of approximately 800 square feet.** No structures currently exist on the property. The proposed project will require approximately 2,050 cubic yards of cut and approximately 1,320 cubic yards of fill. The property is a 3.79 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-052, located at **2850 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 8/24/07, 3/14/08 & 9/19/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Willson absent) to continue 07BAR-00000-00204 to the meeting of December 5, 2008 at the request of the applicant. See Agenda Status Report.

7. **06BAR-00000-00036 Renker New Residence Carpinteria/Toro Canyon**
06CDH-00000-00029 (Selena Buoni, Planner) Jurisdiction: Toro/Coastal
Request of Jennifer Welch, Penfield & Smith, agent for the owners, Greg and Stacey Renker, to consider Case No. 06BAR-00000-00036 for **revised final approval of the demolition of an existing single family residence and detached garage, and construction of a new approximately 13,168 square foot residence, consisting of an 8,214 square foot main floor, 2,733 square foot upper floor, and 2,221 square foot basement; a 1,626 square foot detached garage with 559 square foot second story hobby room; an 800 square foot pool cabana; a 175 square foot pool folly structure; 129 square foot pool equipment shed, and a 233 square foot tennis trellis.** (Additionally there is a detached second residential unit of approximately 1,200 square feet with a 178 square foot detached mechanical/storage space not on for BAR review.). The proposed project also includes a sunken tennis court, two swimming pools, one spa, water features including a 105 square foot fountain equipment storage shed,

landscaping and associated hardscapes. A stone and/or plaster perimeter wall is proposed as part of the project with a six foot height along the front of property and 8 foot height along the side yards. The project also includes the location of a utility transformer, generator (approximately 4 feet, 5 inches in height), and switchgear (approximately 7 feet, 7 inches in height) partially in the front yard setback, as approved by 07MOD-00000-00004. The proposed project will require 4,248 cubic yards of cut and approximately 860 cubic yards of fill. The project would include the removal of two oak trees (6" and 10" diameters) and one non-native protected Monterey cypress tree (30" diameter), each of which has significant structural and/or health issues. The project includes the planting of approximately 64 trees on site, including 20 coast live oaks and 3 specimen trees. The property will continue to be served by the Montecito Water District, a private septic system, and the Carpinteria/Summerland Fire Protection District. Access will continue to be taken from Padaro Lane. The property is a 4.57 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-021, located at **3151 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/24/06, 8/25/06, 5/11/07, 5/25/07 & 7/20/07)

CONDITION:

- **Project received revised final with condition that all exterior lights need to be fully shielded and hooded.**

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant revised final approval of 06BAR-00000-00036.

8. **08BAR-00000-00233 Carswell Residence Remodel Summerland**
08CDP-00000-00166 (Seth Shank, Planner) **Jurisdiction: Summerland**
Request of Danijela Dukic, agent for the owners, Alex Carswell and Marie Gauthier Carswell, to consider Case No. 08BAR-00000-00233 for **conceptual review for the demolition of the 517 square foot carport, approximately 690 square feet of the eastern elevation, and approximately 100 square feet of the southern elevation of the existing approximately 12,600 square foot single family dwelling. Construction will consist of an extensive interior remodel, new covered patio/terrace area of 671 square feet will be added to the eastern elevation, 500 square feet of the existing basement will be converted to a two car garage. Also proposed are a pool, a partial perimeter wall and new six foot tall entry gates..** The following structures currently exist on the parcel: a residence of approximately 12,613 square feet and carport of approximately 517 square feet. The proposed project will require approximately 206 cubic yards of cut and approximately 47 cubic yards. The property is a 40,946.4 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-110-004, located at **240 Ortega Ridge Road** in the Summerland area, First Supervisorial District.

COMMENTS:

Public speakers: Terri Garlock, Elaine Dietsch, Bill Dietsch, Handley Garlock.

- SBAR is not supportive of a site wall along Ortega Ridge Road or entry gates at the wall given how close the house sits to the road right of way: not in character with the neighborhood and appears that it would force hikers and waiting cars into the travel lanes of the roadway. Return with information on the mechanics of the proposed gates. Applicant to confirm with the PW Roads Division that the proposed new site wall and gates are not located in the right of way of Ortega Road.**
- Like the existing house and appreciate that the applicant wants to work with it rather than demo. Appreciate the formality of the double staircase in the rear. Consider taking house in a more deco direction in respect to detailing.**
- Arches are contrary to the rectilinear nature of the house; square off tops to reflect character of house. Otherwise proposed additions and modifications appear appropriate.**
- Return with elevations that show what is proposed to be demolished in dashed lines.**
- Return with elevational information on the tops and bottoms of walls for all site walls. SBAR cannot support side yard site walls of eight feet in height as they are contrary to the historic nature of the formerly large estate. Screen back yard use area more narrowly; six foot walls should suffice.**
- Return with a lighting plan and with pool equipment location.**

- g. **Encourage more dialog amongst neighbors.**
- h. **Return for further conceptual review following review by Summerland ARB.**

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

9. 08BAR-00000-00231 Turpin Residence Additions Carpinteria/Toro Canyon
08CDH-00000-00034 (Eric Gage, Planner) Jurisdiction: Toro/Coastal

Request of Ferguson-Ettinger Architects, architect for the owners, George and Pauline Turpin, to consider Case No. 08BAR-00000-00231 for **conceptual review of residence addition of approximately 80 square feet and addition to deck area of approximately 63 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,776 square feet and carport of approximately 370 square feet. The proposed project will not require grading. The property is a 19,002 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-410-010, located at **3489 Padaro Lane** in the Carpinteria area, First Supervisorial District.

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Willson absent) to withdraw 08BAR-00000-002331 from SBAR. See Agenda Status Report.

10. 08BAR-00000-00228 Irish Inc. Residence Addition Carpinteria
08CDP-00000-(J. Ritterbeck, Planner) Jurisdiction: Historic Home

Request of Don Nulty, architect and Chris Jacobs, agent for the owner, Irish Inc., to consider Case No. 08BAR-00000-00228 for **conceptual review of a reconstruction of an existing residence with an addition of approximately 551 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,002 square feet and barn of approximately 4,047 square feet. The proposed project will require approximately 400 cubic yards of cut and fill. The property is a 24.4 acre parcel zoned AG-I-10 and Ag-I-40 and shown as Assessor's Parcel Number 155-170-060, located at **1915 Santa Monica Road** in the Carpinteria area, First Supervisorial District.

Discussion only.

- **Single story house that is nicely done; looks great and in keeping with the character of the estate. Even though proposed house is not what it was, keeping the elements (timbers, windows etc) is an excellent nod to the historic.**
- **Unfortunate that the oak has to be removed but the applicant team appears to include the right experts.**

Project was a discussion item only, no action was taken. Comments were generated for discussion purposes only and no actions will be taken by SBAR. SBAR number withdrawn.

11. 08BAR-00000-00214 Ballantyne New Residence Goleta
05LUP-00000-00611 (Allen Bell, Planner) Jurisdiction: Permit Condition

Request of Lynn Ballantyne, owner, to consider Case No. 08BAR-00000-00214 for **further conceptual review/preliminary/final approval of the final landscape plan** for an approximately 11,498 square-foot residence with an approximately 1,798 square-foot attached garage, an approximately 800 square-foot guest house with an approximately 568 attached garage, an approximately 1,200 square-foot barn and associated grading and driveway. No structures currently exist on the property. The project will require approximately 8,000 cubic yards of cut and fill. The property is a 17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-090-036, located at **500 Farren Road** in the Goleta Area, Third Supervisorial District. (Continued from 9/19/08 & 10/03/08)

COMMENTS:

Public speakers: Andy Caldwell, Mark Chytillo, Joan Bolton, Edward Easton, Mike Lunsford.

- a. **The applicant's revised landscape plan does not respond to SBAR's previous comments on October 3, 2008. Those comments still apply**
- b. **Eliminate vines on fence paralleling Farren Road, eliminate internal Ficus hedge, and break down linear pattern of pepper trees along Farren Road.**

- c. **Create an agricultural sense of the use of the property or use native clusters, masses of trees to intermittently screen the structures. Again, appropriate screening does not equate to complete screening of the buildings.**
- d. **Orchard cannot be just an isolated element; allow it to extend west across the property to Farren Road thereby diminishing the hierarchy of the alley.**
- e. **Add pockets/clusters of trees up close to the house (within 100 feet) to partially screen the house as seen from Farren Road. Trees need to appear natural; do plant a wall of trees and shrubs. Use trees defined by Sunset Western Garden Book as trees that achieve a mature height of 40 feet.**
- f. **Work with Fire Department to ensure trees satisfy fire protection requirements.**
- g. **Return with a revised landscape plan. Return with site sections to prove that the trees are appropriate in terms of size. Specifically, the applicant is to (1) prepare new site section as SBAR described and depicted on applicant's landscape plan and (2) update previous site section submitted to SBAR. Additional photo simulations are not required.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris

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