

# COUNTY OF SANTA BARBARA



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## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 28, 2005

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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	

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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 <sup>nd</sup> Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

**COMMITTEE MEMBERS ABSENT:** Chris Roberts

**REPORTERS:** None in attendance

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

### ADMINISTRATIVE AGENDA:

#### I. PUBLIC COMMENT:

- Jamie Goldstein: RFP for IV streetscape plan will close on 11/21/05. More information can be found at <http://isla vista plan.org>.
- C-4: Val Froscher drove by the site. It is an extremely constrained site, veritable cliff, extremely difficult site to design, develop. Review of landscape plan will require great care.

#### II. AGENDA STATUS REPORT: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (King and Roberts absent) to:

- Continue Item # C-3 05BAR-00000-00234 Tamboli Residence Additions to meeting of November 4, 2005 at the request of the applicant.
- Drop Item #1 05BAR-00000-00216 Santa Ynez Airport Authority Airport Additions from the agenda at the request of the applicants.
- Withdraw Item #11 05BAR-00000-00240 Williams Residence 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 (King and Roberts absent) to approve the minutes of September 30, 2005.**
- **Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (King and Roberts absent) to approve the minutes of October 14, 2005.**

**IV. CONSENT AGENDA:**

- C-1. 05BAR-00000-00104 Engberg/Jackson Residence Addition Goleta**  
05CDP-00000-00059 (Lisa Martin, Planner.) **Jurisdiction: Ridgeline - Rural**  
Request of Loren Solin, architect for the owners, Karen Engberg and Douglas Jackson, to consider Case No. 05BAR-00000-00104 for **final approval on consent of residence addition of approximately 224 square feet and new terrace of 284 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,876 square feet. The proposed project will not require grading. The property is a 42,679 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-271-004, located at **8424 Vereda del Padre** in the Goleta area, Second Supervisorial District. (Continued from 5/27/05 & 7/8/05)
- ACTION: Froscher moved, seconded by Clough and carried by a vote of 5 to 0 (King, Roberts and Miller absent) to grant 05BAR-00000-00104 final approval on consent.**
- C-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 **preliminary/final approval on consent 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. (Continued from 10/14/05)
- ACTION: Froscher moved, seconded by Clough and carried by a vote of 5 to 0 (King, Roberts and Miller absent) to grant 05BAR-00000-00225 final approval on consent.**
- C-3. 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 **preliminary/final approval on consent 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. (Continued from 10/14/05)
- ACTION: Froscher moved, seconded by Clough and carried by a vote of 5 to 0 (King, Roberts and Miller absent) to continue 05BAR-00000-00234 to the meeting November 4, 2005. See Agenda Status Report.**
- C-4. 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 on consent 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 & 10/14/05)

**ACTION: Froscher moved, seconded by Clough and carried by a vote of 5 to 0 (King, Roberts and Miller absent) to continue 04BAR-00000-00059 due to representation by applicant.**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE:**

**Robin Donaldson:**

- On 10/18, during the P&D quarterly review, the BOS did not approve televising of BAR meetings for funding reasons.
- Next year's BAR schedule: SBAR will continue to meet twice monthly. One meeting per month will not be enough.
- [Jason Stillwell clarified that the proposed BAR ordinance revision would require a BAR meeting at least once/month. However, financial projections contemplated two meetings/month for SBAR. Additional meetings can be scheduled if necessary.]
- Chair of PC/MPC, Dianne Meester, Robin Donaldson, and HLAC head had lunch, discussed transition between boards. Robin thinks there needs to be some kind of transition plan.

**Kris Miller-Fisher:**

- Discussions at Third District office have begun regarding CBAR appointments. Bethany Clough has been contacted about her interest. Design professional does not need to live in area.
- PC Conceptual Review is scheduled for the Junction, Los Alamos, on 11/9. Robin and Kris will participate.
- 3<sup>rd</sup>/4<sup>th</sup> District/CBAR boundary reviewed.

**VII. STANDARD AGENDA:**

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

**1. 05BAR-00000-00216 Santa Ynez Airport Authority Airport Additions Santa Ynez  
03CUP-00000-00042 (Gary Kaiser, Planner) **Jurisdiction: Ridgeline - Rural****

Request of Joan Jamieson, agent for the applicants, Santa Ynez Airport Authority, to consider Case No. 05BAR-00000-00216 for **further conceptual review of a construction of 49 new hangars of approximately 103,990 square feet, to relocate heliport hangars of approximately 42,000 square feet (adjusted from original 53,600 square feet due to landfill burial cells) and construct security fencing around the airport perimeter.** The following structures currently exist on the parcel: Approximately 183,745 square feet of hangars, administration building and offices. The proposed project will require approximately no cubic yards of cut and approximately 65,000 cubic yards of fill. The property is a 137 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-440-002, located at **900 Airport Road** in the Santa Ynez area, Third Supervisorial District. (Site Visit conducted 7/29/05 & 9/16/05)

**ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (King and Roberts absent) to drop 05BAR-00000-00216 from the agenda at the request of the applicant. See Agenda Status Report.**

**2. 05BAR-00000-00227 Sanford Winery New Buildings Phase IV Lompoc**

01DVP-00000-00047 (Brian Tetley, Planner) **Jurisdiction: DVP**  
Request of Rob Mehl, architect for the owner, Sanford Winery LLC, to consider Case No. 05BAR-0000-00227 for **preliminary/final approval of Phase IV for a new tasting room of approximately 2,000 square feet with veranda of approximately 1,600 square feet and conversion of an existing residence of approximately 2,047 square feet into administrative offices.** The following structure exists on the parcel currently: 1,200 square foot residence. Negligible grading required. The property is a 485 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-140-009, located at **5010 Santa Rosa Road**, in the Lompoc area, Third Supervisorial District. (Continued from 09/12/97, 02/20/98, 07/24/98, 08/21/98, 09/11/98, 02/19/99, 03/05/99, 03/26/99, 04/09/99, 04/23/99 and 06/25/99 & 1/07/00 & 9/30/05)

**ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 6 to 0 (Roberts absent, Clough abstains) to grant preliminary approval of 05BAR-00000-00227. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Bethany recused herself.**

[Note to Planner: Correct agenda project description to reflect new owner/applicant and all existing development (tasting room) on site.]

**Applicant: Owner is Sanford LLC, not Richard Sanford. Can't have two tasting rooms, so existing tasting room will close.**

**BAR Comments:**

- a. **Positive comments on architecture, materials. Consider adding some really old elements, such as gate, to give buildings a sense of history and tie new structures to existing, older structures and land.**
- b. **There is a rural, relaxed quality to area. As presently designed, the entry gate and wall are foreboding, change character. Gate must have "country" feel, with horizontal elements like old cattle gates. Nothing urban or formal. Consider a wooden gate with simple adobe columns with Opuntia cactus.**
- c. **Gate seems a little close to road. Automatic openers should be concealed.**
- d. **Winery sign suggestions: sign carved in rock (Vedanta Temple sign, as example).**
- e. **Preliminary approval. Return for final.**

**3. 05BAR-00000-00196 Johnson New Residence Solvang**

05LUP-00000-00866 (Florence Trotter-Cadena, Planner) **Jurisdiction: Design Overlay**  
Request of James May Macari, architect for the owner, Chris Johnson, to consider Case No. 05BAR-00000-00196 for **preliminary/final approval of a new residence of approximately 4,817 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and fill. The property is a 7.2 acre parcel zoned A-I-5-D and shown as Assessor's Parcel Number 137-620-007, located at **920 Ladan** in the Solvang area, Third Supervisorial District. (Continued from 7/29/05 & 9/9/05)

**ACTION: Miller-Fisher moved, seconded by King and carried by a vote of 7 to 0 (Roberts absent) to grant preliminary approval of 05BAR-00000-00196. Applicant to resubmit for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENT:**

- a. **Stucco color should be darker tone.**
- b. **Gate design is needed.**
- c. **Show details for cupolas, doors and windows.**
- d. **Add a few oaks (Quercus agrifolia) scattered on lower slope to screen views.**

4. **05BAR-00000-00075 Santa Ynez Presbyterian Church Accessory Structure Santa Ynez**  
04LUP-00000-00775 (Adam Baughman, Planner) **Jurisdiction: Permit Condition**  
Request of Bill Brennan, agent for Santa Ynez Presbyterian Church, to consider Case No. 05BAR-00000-00075 for **revised preliminary/final approval of a new metal storage building of approximately 1,200 square feet.** The following structures currently exist on the parcel: Sanctuary and associated church structures. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 15.19 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 137-020-084, located at **1825 Alamo Pintado Road** in the Santa Ynez area, Third Supervisorial District.

**ACTION: Clough moved, seconded by Dole and carried by a vote of 7 to 0 (Roberts absent) to grant final approval of 05BAR-00000-00075. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. Placing some oaks behind the storage shed will help building nestle in to its site, screen it from road.
- b. Consider placing some element in front of shed, e.g., a diagonal trellis with grapevines. Straight-on view down sidewalk to metal building is not inviting.
- c. Consider reorienting shed structure at an angle so that the driveway runs straight to the vehicle doors at the end of the building.
- d. Instead of hedge, use several oaks (15g) with underplanting of native shrubs (toyon, rammes, ribes) in informal massings to screen building.
- e. Darker color (e.g. "fern green") would be preferable. (Light roof "desert sand" is acceptable.)
- f. Final approval.

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

5. **05BAR-00000-00127 Lengsfelder Residence Additions Mission Canyon**  
05LUP-00000-00898 (Lisa Martin, Planner) **Jurisdiction: Ridgeline: Urban**  
Request of Christine Pierron, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00127 for **preliminary approval of a residence addition of approximately 415 square feet and new garage with upper level exercise room of approximately 925 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,188 square feet. The proposed project will require approximately 49 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned E-1 and shown as Assessor's Parcel Number 023-171-025, located at **370 Windsor Way** in the Mission Canyon area, First Supervisorial District. (Continued from 7/08/05)

**ACTION: King moved, seconded by Miller-Fisher and carried by a vote of 7 to 0 (Roberts absent) to grant preliminary approval of 05BAR-00000-00127. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. Resolve roof deck railing. Integrate with parapet wall and bring entrance forward slightly.
- b. Garden wall seems imposing, massive. Serpentineing of all is good. Wall is not as rural as existing area. Stucco is not appropriate. Consider 3-D wall system, gunnited in dark brown. See, e.g., East Valley Road, Toro Canyon example. With landscaping, it will disappear.
- c. Preliminary approval.

**6. 03BAR-00000-00153 Miller New Residence Mission Canyon**  
**04LUP-00000-00278 (Robert Dostalek, Planner) Jurisdiction: Ridgeline - Urban**

Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual/preliminary/final approval of a new residence of approximately 7,140 square feet, garage of approximately 777 square feet and basement of approximately 1,767 square feet. The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet.** The proposed project will require approximately 3,808 cubic yards of cut and approximately 1,250 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 9/19/03, 12/17/04, Site Visit 1/13/05, 1/14/05, 4/08/05, 5/27/05 & 9/16/05)

**ACTION: Miller-Fisher moved, seconded by Froscher and carried by a vote of 4 to 3 (Roberts absent) to deny 03BAR-00000-00153. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Applicant Comments:**

- a. **BAR Discussion with applicant. Applicant presented a reduced plan of a new residence of 6,650 square feet, garage of approximately 627 square feet and basement of approximately 1,707 square feet. If BAR is still unable to approve project with reductions, then applicant requests denial of project design presented on 9/16/05. Applicant notes Mission Canyon Association approved a larger design. Mr. Steele of Mission Canyon Association confirms.**
- b. **Applicant is confused about Kate Dole's involvement, where she previously did not feel she could participate in discussion since she had not attended site visit. [Kate Dole: discussion at time related to slopes. Kate has since come up to speed on project after visiting the site, feels comfortable participating.]**
- c. **Steve Amerikaner, Hatch & Parent: BAR decisions set precedent. Moving target. Almost impossible to meet. Emergency through-access is what constrains site. BAR cannot deny project simply because there is "heat in the kitchen" on big house issues.**
- d. **Mr. Miller, applicant: process is broken, very expensive process. Moving target. Given go-ahead with prior board on larger project [at the conceptual level]. Direction has been vague.**

**BAR Comments:**

- a. **Design is an improvement over earlier iterations. The jog breaks up the mass of the upper floor. The applicants have made a reduction in size since the inception of process. A "wearing-down process" occurs when the first application is greatly excessive.**
- b. **Other landscaping options exist to relieve apparent mass: e.g., allowing vines (Boston ivy) to grow over house.**
- c. **A majority of BAR members feel that the design is still an overly ambitious plan for the site. Very constrained site, very large house. House is too big for site. Will be very visible and affect whole neighborhood.**
- d. **House size for visible, ridgeline houses is an important topic of discussion. BAR has been criticized in the past for approving large houses that impact views.**
- e. **Straw vote: 4-3 vote against approval (Ayes: Dole, Ferguson-Ettinger, Froscher, Miller-Fisher; Nays: Donaldson, Clough, King). Majority of BAR still cannot make Findings 1, 6, 7.**
- f. **BAR findings are discretionary, a judgment call. Apparent mass of structure, visual impacts are what is important, not absolute floor area. BAR cannot give a strict floor area number.**
- g. **Some sort of substantial reduction in size is still needed.**

**Motion: to deny project as presented on 9/16/05 Miller-Fisher moved, seconded by Froscher) passes 4-3 (Ayes: Dole, Ferguson-Ettinger, Froscher, Miller-Fisher; Nays: Donaldson, Clough, King) based on inability to make BAR Findings 1, 6, 7 (Section 35-329.6, Findings Required for Approval), as follows:**

1. *Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.*
6. *Site layout, orientation, and location of structures, buildings, and signs shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property.*

BAR finds that exposed ridgeline site is very constrained by steep slopes on either side of the ridge and is highly visible from public viewing places below. The house as proposed is still much larger than houses in the surrounding neighborhood. The very large, two story house design is too big and ambitious for this constrained site (in all dimensions, width, length and height). It encroaches onto steep slopes and presents an unbroken mass along the length of the exposed ridgeline. It will be very visible and affect whole neighborhood.

7. *Adequate landscaping shall be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provision for maintenance of all planting.*

Landscaping shown on design presented at 9/16/05 hearing is inadequate to screen the proposed structure and protect public views. Excessive hardscape is used in the landscape design. Retaining walls encroach onto steep slopes and impact views.

7. 05BAR-00000-00188 Cook New Residence Mission Canyon  
05LUP-00000-00820, (Alice Daly, Planner) Jurisdiction: Ridgeline - Urban  
05CUP-00000-00040

Request of Paul Cook, owner, for further conceptual review of a remodel to an existing 1760 square foot residence with a 975 square foot bedroom and bathroom addition. The project includes replacement of 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 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 & Site Visit 10/14)

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

**COMMENTS:**

**Public Comment:**

- **Tim Steele:** Related Mission Canyon review comments. Guest parking, proposed as a downslope tandem spot, would not work. Garage size, oak tree impacts, and palm tree raised concerns. Applicant has shown some responsiveness. Relationship, impacts between parcels need to be addressed.
- **Derek Westen, represents neighbors:** Density is too great. Great sensitivity, exceptional design are needed. Applicants are not bringing design sensitivity required to the project. New plan submittal does not follow BAR's earlier direction to bring all three revised designs back together. Design and plan discrepancies exist.
- **Appreciates applicant starting with (keeping) adobe.** BAR shouldn't hear projects piecemeal. BAR needs to see adjacent designs. Historical report needed before BAR review. Requests full story poles, grading, roof and building plans.
- **Ginger Sledge:** Community is upset and frustrated by piecemealing. Makes difficult to follow project, attend hearings. Project is a village, not separate sites. Should be downsized as much as possible. Adobe addition is too big for neighborhood. Look at as one project.

- **Mars Miller:** Loves wildlife, hopes to preserve biological resources in future.
- **Koko Larson:** Shocked at loss of trees, happy to hear will keep adobe. Nature in Mission Canyon very important to residents. Can't evaluate based on one plan only. Save as many trees as possible.
- **Michael Mattioli:** Size, bulk, scale concerns even with this one house. All three houses will set very bad precedent. Can't consider as three separate projects. Fire access and drainage concerns.
- **Jeanne Yanamura:** Drainage issues exist already. Additional intensive development will affect even more, exacerbate. Keep footprint as close to 1100 ft.<sup>2</sup> as possible.
- **Robert Miller, long-time neighbor:** Difficult site, scale issues. Plans are confusing. Need to see all three projects together.
- **Applicant:** Project meets all zoning requirements. One-story house necessarily means greater footprint than two-story. Three, separate existing lots. Nearby development square footages presented. This house saves all trees on site.
- **Susan Petrovich:** Three separate legal lots. In this project must be considered on its own application. Historical report (Post/Hazeltine) is pending.

**BAR Comments:**

- a. BAR applauds decision to keep adobe. Impossible to discuss shared driveway without other lot proposals. Type of house on other lots will have an effect on grading. Seeing all houses together will be very helpful.
- b. BAR will struggle with review of projects, will have difficulty making findings, without all three projects.
- c. Architectural quality relative to existing structure will be critical. Should be able to distinguish addition. Hip roofs don't make sense for adobe. Integrity of design based on gable roofs.
- d. Discrepancies in plan elevations. Revisit and correct.
- e. BAR would like to see historical report.
- f. Square footage appears excessive.
- g. Addition of 975 ft.<sup>2</sup> is not excessive (one BAR member).
- h. Three projects should be tied together architecturally. Context, natural setting, is important.
- i. Driveway is too close to house. Concerns about how the driveway affects all lots. Amount of paving is concern. Reduce impervious surfaces as much as possible, retain as much vegetation (especially trees) as possible.
- j. Grading: All trees in certain vicinity appear to be taken out. Grading plans need to show existing trees. Difficult to imagine how trees could remain in cut/fill areas.
- k. Project should go back to Mission Canyon with all three plans and historical report to see in context.

8. **05BAR-00000-00155**                      **Rodgers Residence Addition**                      **Mission Canyon**  
05LUP-00000-00703 (Holly Bradbury, Planner)                      **Jurisdiction: Ridgeline - Urban**  
Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **preliminary approval of a residence addition of approximately 759 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and garage of approximately 390 square feet. The proposed project will not require grading. The property is a 6,230 square foot parcel zoned 6-R-1 and shown as Assessor's Parcel Number 023-161-013, located at **2956 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/15/05 & 9/9/05)

**ACTION:** Dole moved, seconded by Miller-Fisher and carried by a vote of 6 to 0 (Roberts and Ferguson-Ettinger absent) to grant preliminary approval of 05BAR-00000-00155. The following comments were made by the Board of Architectural Review members present for this project:

**Public Comment:**

- **Bob Paris, neighbor, background:** Project raises red flag. Proposes five full baths with duplicate stairway entrances. Not appropriate to 6-R-1 zone. Height sets precedent. Parking problems exist.
- **Tim Steele:** Floor plan seems suspicious as allowing easy conversion into two or more units. Street seems to be limited re: parking. One or two extra parking spaces needed.

**BAR Comments:**

- a. Applicant should strive to resolve issues with Mission Canyon board to before returning to BAR.
- b. Project is tall, but pushed back. Unclear whether project meets height limit.
- c. Putting parking on slope is problematic. Grasscrete paving would help address drainage concerns.
- d. Preliminary approval.

**9. Discussion Item Felts New Garage Santa Barbara**  
05LUP-00000-00721 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Ken Felts, owners, to consider a discussion for **new garage of approximately 1,328 square feet, additions to an existing garage of approximately 1,813 square feet with a second story new office of approximately 1,851 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,800 square feet and detached garage of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-013, located at **3550 La Entrada in the Santa Barbara area, Second Supervisorial District.** (Continued from 8/12/05)

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

**COMMENTS:**

- a. More effort is needed to develop architecture of accessory buildings.
- b. Current design is nondescript large plaster box. Need to give clear architectural character.
- c. Project is too big for neighborhood. Stacking office on garage exacerbates the problem. Break up structure, set back office.
- d. Consider barn architecture/ design theme for large structure.
- e. Photos of site from road and surrounding views are needed.

**Isla Vista/Goleta/Gaviota Areas/Hollister Ranch**

**10. 05BAR-00000-00180 Lazy "S" Ranch Employee and Farm Dwelling Goleta**  
05CUP-00000-00055 (Mark Walter, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Cearnal Andrulaitis, LLP, architect for the owner, Lazy "S" Ranch, to consider Case No. 05BAR-00000-00180 for **conceptual review of a employee apartment of approximately 1,050 square feet and attached garage of approximately 1,050 square feet.** The following structures currently exist on the parcel: a storage barn of approximately 500 square feet with attached garage and guesthouse of approximately 7,416 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 45.82 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-530-017, located at **675 Glen Annie Road** in the Goleta area, Third Supervisorial District.

**Project was continued for clarification from planner as to whether project meets ridgeline/hillside jurisdiction, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Kate Dole recused herself.**

- Well –designed, appropriate structure.
- However, project does not comply with rural-ridgeline height limit. There is no apparent basis for BAR jurisdiction if project is not subject to ridgeline/hillside development guidelines. Planner should clarify basis for BAR jurisdiction.

## Toro Canyon/Summerland/Carpinteria Areas

- 11. 05BAR-00000-00240 Williams Residence Addition Summerland**  
**05CDP-00000-00109 (Amy Trester, Planner) Jurisdiction: Summerland**  
Request of AC Design, Anthony Zermeno, architect for the owners, Carlos and Kathleen Williams, to consider Case No. 05BAR-00000-00240 for **conceptual review of an addition of approximately 406 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,775 square feet and garage of approximately 492 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-141-005, located at **2340 Whitney Avenue** in the Summerland area, First Supervisorial District.
- ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (King and Roberts absent) to drop 05BAR-00000-00240 from the agenda at the request of the applicant. See Agenda Status Report.**
- 12. 03BAR-00000-00270 Fink New Residence/Garage/Guesthouse/Cabana/Landscape Plan Summerland**  
**03CDH-00000-00024 (Dan Nemechek, Planner) Jurisdiction: Ridgeline - Rural**  
Request of Scott Rowland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for **conceptual review for a landscape plan of a new residence of approximately 8,000 square feet, garage of approximately 750 square feet, guest house of approximately 800 square feet and cabana of approximately 765 square feet and a bridge.** No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and 2000 cubic yards of fill. The property is a 3.02 acre parcel shown as Assessor's Parcel Number 005-260-014, located at **2773 Padaro Lane** in the Summerland area, First Supervisorial District. (Continued from 10/17/03 & 11/19/04 & 4/08/05 & 5/13/05 & Site Visit 7/22/05, Site Visit 9/9/05)
- Project received further conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMETNS:**
- a. Taller materials should be used to break up massing.**
  - b. Use of vines on walls to soften visual impact is also desirable.**
  - c. Pennesetum must be sterile version.**
  - d. From trail, views should not be obstructed.**
- 13. 05BAR-00000-00241 Bell New Residence and Attached Garages Toro Canyon**  
**(No Planner Assigned) Jurisdiction: Ridgeline -Rural**  
Request of Harrison Design Assoc., architect for the owners, James and Karen Bell, to consider Case No. 05BAR-00000-00241 for **conceptual review of a new residence of approximately 6,754 square feet with attached garages of approximately 1,722 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,258 square feet and an accessory structure of approximately 60s square feet. The proposed project will require approximately 2,000 cubic yards of cut and fill to be determined. The property is a 2.25 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-017, located at **3091 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review and schedule a site visit. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Public Comments:**
- Paul Recsei: Style is too Mediterranean, formal, not compatible with area.**

- **Peter Lackner, neighbor:** Views are not real issue, but size of project in narrow building envelope. Size is extravagant. Too close to sides of property. Concerned about light pollution, driveway size. Lighting must be aimed down, consistent with Toro Canyon Plan. Style is too monumental, bombastic for artsy feel of the Toro area. Advocates moderation.
- **Gordon Arbitt:** Overkill for area. Hill is not stable. Other building sites are available than this ridgeline site. Monstrosity with an 8-car garage much larger than neighboring houses. Noise issues. Drainage issues. Toro Canyon Plan requires protection of ridgeline, use of other site if available.
- **Betty Noling:** Question about cut and fill volumes.
- **Kent Wilson letter:** Supports project re: scale of architecture. Concerned about night lighting.

**Other comment letters:**

- **Gil and Dana Pitney letter:** various concerns
- **Susan Yosli letter:** supports project.

**BAR Comments:**

- **BAR is concerned about scale of project in this remote area. Extent of site grading/retaining walls raises concerns.**
- **Lighting plan is needed.**
- **Grading plan with cut and fill volumes is needed.**
- **Site visit is needed with story poles.**
- **Review by planner is needed for conformity with Toro Canyon Plan before site visit.**

**14. 03BAR-00000-00026 Frampton (formerly Brown) New Residence Toro Canyon  
05LUP-00000-00807 (Dan Nemechek, Planner) Jurisdiction: Ridgeline - Rural**

Request of Cearnal Andrulaitis Architects, architect for the owner, Kevin Frampton, to consider Case No. 03BAR-00000-00026 for **final approval of a new residence of approximately 10,155 square feet, cabana of approximately 392 square feet with an adjacent trellis of approximately 625 square feet, an accessory structure of approximately 200 square feet, pool, tennis court, and landscaping.** The following structure currently exists on the parcel: A garage of approximately 2,043 square feet. The proposed project will require approximately 1,682 cubic yards of cut and approximately 985 cubic yards of fill. The property is a 12.81 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-018, located at **3010 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/11/03, 7/09/04, 8/13/04 & 7/15/05)

**ACTION: Miller-Fisher moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger and Roberts absent) to continue 03BAR-00000-00026 for further final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public comment:**

- **Paul Resci:** Stylistic changes do not work to benefit of project.

**BAR Comment:**

- Final plan set varies from preliminary approval. Original design drawings capture quietness and simplicity of Toro Canyon Plan better. Current design is much more decorative. E.g., rustic timbers have been replaced by columns.**
- Quietness of earlier design made design supportable. Current design is too ornate. Must be much more rural, quieter, understated. Some ornate fixtures may be acceptable.**
- Wallace Neff country houses cited as example.**
- Continued.**

**15. 04BAR-00000-00321**

**Toomey New Residence and Detached Three Car Garage**

**Toro Canyon**

04CDP-00000-00141 (Alice Daly, Planner)

**Jurisdiction: Ridgeline - Urban**

Request of Peter Becker, architect for the owner, Christopher Toomey, to consider Case No. 04BAR-00000-00321 for **preliminary/final approval of a new residence of approximately 5,200 square feet and detached three car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of 1,500 square feet to be demolished. The proposed project will require approximately 1900 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-056, located at **2820 Torito Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05)

**ACTION: Dole moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson, Ferguson-Ettinger and Roberts absent) to continue 04BAR-00000-00321 to final approval on consent. No further comments were made by the Board of Architectural Review members present for this project.**

**16. 05BAR-00000-00239**

**Manuras New Residence and Attached Garage**

**Carpinteria**

05CDP-00000-00108 (Lisa Martin, Planner)

**Jurisdiction: Ridgeline: Rural**

Request of Joaquin Ornelas, agent for the owners, Henry and Patty Manuras, to consider Case No. 05BAR-00000-00239 for **conceptual review of a new residence of approximately 1,186 square feet and attached garage of approximately 711 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-220-084, located at **755 Rincon Hill Road** in the Carpinteria area, First Supervisorial District.

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

**COMMENTS:**

- **Keep the same siding direction or use a separate material at building footing.**
- **Return preliminary/final with planner letter, colors, and architectural details.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Valerie Froscher moved, seconded by Bethany Clough, and carried by a vote of 5 to 0 (Robin Donaldson, Pamela Ferguson-Ettinger and Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 4, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:03 P.M.