



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of November 2, 2007

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the 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	
Martha Gray	
Laurie Romano	
Will Rivera	
Anita Hodosy	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: Several.

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Froscher moved, seconded by Rivera and carried by a vote of 6 to 0 to:

- Drop Item No. 10 07BAR-00000-00117 Star New Residence from the agenda at the request of the applicant.
- Continue Item No. 11 06BAR-00000-00176 Nguyen New Residence to December 14, 2007 at the request of the applicant.

III. MINUTES: Froscher moved, seconded by Romano and carried by a vote of 6 to 0 to table the October 19, 2007 Minutes for approval to the meeting of November 16, 2007.

IV. STANDARD AGENDA:

**1. 06BAR-00000-00316 Santa Barbara Botanic Garden Mission Canyon
06NEW-00000-00138 (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 a 78 acre parcel zoned AG-I-10 and 1-E-1 and shown as Assessor's Parcel Number 023-051-004, located at **1212 Mission Canyon Road** in the Mission Canyon area, Second Supervisorial District. (Continued from 2/23/07 & 9/7/07)

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:

COMMENTS:

- a. **BAR appreciates the Garden's explanations of its functions and the definition and needs of a botanic garden; however, the presentation did not speak to the interaction of the public with the Garden. Moreover next time this project comes before the BAR the presentation must focus on site planning and architecture. Finally, it is important to avoid piecemealing review of this project; BAR should look at all project elements.**
- b. **BAR needs to see the Meadow Terrace as a component of the overall design.**
- c. **Botanic Garden serves a vital role in the community and in the world of botanic gardens but operating under a CUP in a residential neighborhood is both a resource and a responsibility; while it is clear that now is the time for expansion under a new master plan, the Botanic Garden must manifest advanced thinking regarding its proposed development such as integration of architecture into landscape and being an example of sustainability. Should be better dialog with the community.**
 - **With the exception of the children's lab, proposed structures are institutional in character and scale, inappropriate to canyon setting. While the herbarium and library are programmed to be open to the public, they don't appear open and the presentation did not implicate public use.**
 - **Cloaking institutional buildings in residential vocabulary does not lessen their apparent size.**
 - **Take the passion evident in Garden employee testimony and apply it to the architecture in a way that allows architecture to interact with and grow out of the landscaped site. Project demands green architecture. Style should blur the distinction between architecture and landscaping and buildings should nestle into the garden. Buildings should be subordinate to the Garden.**
 - **Proposed new buildings should be, in and of themselves, an educational experience for the Garden users; buildings should not just accommodate a spatial need but rather be designed in a manner sensitive to the environment. One needs to be inspired by buildings, not confronted by them.**
 - **Cavalli housing as proposed is incongruous with adjacent houses and steep topography. Concerned about the proximity of the housing to existing residences; restudy to give more of a residential scale and character. Review hillside guidelines. Housing for the Garden should be planned more cohesively; currently proposed housing is scattered about the site.**
- d. **While the public needs to realize and accept expansion of the Garden, the Garden needs to listen to the public; design solution needs to be collaborative. Garden needs to work with the Mission Canyon Association and architectural review board. As presented, the Botanic Garden has three primary functions: public garden/education; scientific research/ administration management; and housing. Development of the applicant's Vital Mission Plan provides the opportunity to organize programmatic functions through thoughtful and efficient site planning and architectural design.**
 - **The fact that the Garden is located in a box canyon and a high fire hazard area needs to be factored into how much square footage is needed and how many functions can/should be accommodated on the site vs. elsewhere in the community. Need to consider carrying capacity of the site; restudy program.**

- **BAR did not agree with the entirety of the Garden's assessment of site constraints; restudy alternative sites for development; substantiate site planning. Programmatic function needs to be reconsidered and organized to work for both the Garden and the public. Garden should not be turned into a "Campus".**
 - **Area to the north of the Gane house provides a valuable viewshed which proposed buildings would obstruct and the public has commented that the area could be put to public use; restudy program, site planning and architectural bulk, massing and height. Consider reprogramming the area for expansion of the landscaped garden and connection of the public gardens at the west of Mission site to the public use of the Cavalli property.**
 - **Preserve rock walls.**
- e. **Fencing and lighting are both big public concerns.**
- f. **Fencing is symbolic of the Garden separating themselves from the public instead it is an opportunity to communicate with the public.**
- **BAR has commented previously on fencing.**
 - **To reiterate, fencing needs to be creative; permanent fencing solution shall not be black chain link; consider alternative screening and materials.**
 - **Garden needs to substantiate need for complete fence enclosure.**
- g. **Important to avoid piecemealing; BAR should look at all project elements.**
- **BAR needs to see the Meadow Terrace as a component of the overall design.**
- h. **All utilities, including the existing backflow preventor at Las Canoas and Mission Canyon, must be screened from public view.**
- i. **Residential areas need to be closely examined; consider using other Botanic Garden properties.**
- j. **Could explore subterranean options and need to think more about public access components.**
- k. **BAR strongly recommended that the Garden work with neighborhood for development of the project.**

Public speakers: Milt Roselinsky (fencing, lighting, institutional character, east side overdeveloped, library and herbarium not appropriate at the site); Robert Maloy (fencing, fire safety, light and traffic); Marc Chytilo (redesign necessary, lighting, fencing, paving, ephemeral nature of vegetative screening, screen the backflow preventor); Shems Heartwell (green building, fire resistance); Barbara Hinman (Fire danger, traffic, overbuilding, paving, lighting, fencing); Otis Calef (Fire, traffic, over development); Kellem de Forest (site planning, no second stories, flat roofs preferable, structures should blend into the landscape); Kathy Koury (remove herbarium and library from canyon, program east ridge for public use, use Van Shank property for current east ridge development and housing); William Koonce (supportive of VTM); Lorna Moore (fencing, preserve stone wall at exit from Hansen site); Ray Smith (ridge line development, public viewsheds, dark night time sky, institutional buildings); Stephen Sherrill (ridgeline development, project is too large, too dense out of character with historic landscape design concept, tree removal, pavement of trails, fencing); Paulina Conn (building program too massive, needs assessment necessary); Rick Stein (fencing, lighting, development on Cavalli site too close to neighbor); Marcy Simmons (Cavalli buildings, including kiosk, affect private views, east campus development, employee housing); Edward Roach (Cavalli area, kiosk, light).

V. CONSENT AGENDA:

C-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 **final approval on consent 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, 8/10/07 and 10/19/07)

ACTION: Froscher moved, seconded by Rivera and carried by a vote of 6 to 0 to continue 07BAR-00000-00082 to the meeting of November 16, 2007. Project was continued due to having no representative available at the hearing.

C-2. 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 **final approval on consent 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, 6/22/07 & 10/19/07)

ACTION: Froscher moved, seconded by Rivera and carried by a vote of 6 to 0 to continue 07BAR-00000-00089 to the meeting of November 16, 2007. Project was continued due to having no representative available at the hearing.

VI. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VII. STAFF UPDATE

- More Mesa is undergoing biological study to determine developability. Study will take up to a year to complete.

Mission Canyon/Santa Barbara/Hope Ranch Areas

2. 07BAR-00000-00226 Pitcher Single Family Dwelling Addition Santa Barbara
07LUP-00000-00578 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Gary A. Jensen, architect for the owners, Hank and Susan Pitcher, to consider Case No. 07BAR-00000-00226 for **further conceptual review/preliminary approval of a first floor addition of approximately 538 square feet and interior remodel, and new second story workshop of approximately 469 square feet with covered terrace/deck of approximately 137 square feet and an exterior stairway.** The following structure currently exists on the parcel: residence of approximately 2,108 square feet. The proposed project will not require grading. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-071-011, located at **3876 Pueblo Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/21/07)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 5 to 1 to grant preliminary approval of 07BAR-00000-00226. Applicant to return for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **BAR appreciates change in materials.**
- b. **Consider setting the second story shed space back further than 6”.**
- c. **Restudy north elevation to break up the two story elevation.**

3. 07BAR-00000-00254 Quinn Residence Addition Mission Canyon
07LUP-00000-00676 (Amy Trester, Planner) Jurisdiction: Mission Canyon

Request of Gary Jensen, architect for the owner, William Quinn, to consider Case No. 07BAR-00000-00254 for **conceptual review/preliminary/final approval of a residence addition to rear entry hall of approximately 84 square feet and laundry of approximately 25 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,244 square feet and storage building of approximately 219 square feet. The proposed project will not require grading. The property is a 6,890 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-172-021, located at **2796 Foothill Road** in the Mission Canyon area, First Supervisorial District.

ACTION: Gray moved, seconded by Romano and carried by a vote of 6 to 0 to grant final approval of 07BAR-00000-00254. No further comments were made by the Board of Architectural Review members present for this project.

4. 07BAR-00000-00253 Casey Demolition/New Residence Hope Ranch
07CDP-00000-00106 (Sarah Clark, Planner) Jurisdiction: Ridgeline - Urban

Request of Jeremy Roberts, architect for the owners, Louise and Timothy Casey, to consider Case No. 07BAR-00000-00253 for **conceptual review of demolition of an existing residence of approximately 2,503 square feet including a two car garage of approximately 529 square feet and new residence of approximately 4,751 square feet with attached garage of approximately 794 square feet, basement of approximately 1,106 square feet, a detached storage building of approximately 737 square feet with a guest house atop of approximately 664 square feet, a pool bath of approximately 85 square feet and pool cabana of approximately 473 square feet (including a potting niche and storage room).** The following structures currently exist on the parcel: a residence of approximately 2,503 square feet and garage of approximately 529 square feet. The proposed project will require approximately 1,600 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 1.35 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-005, located at **3971 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District.

Project received conceptual review only, no action was taken. (J. Roberts stepped down due to conflict of interest.) Applicant to return for preliminary approval. The following comments were made by the Board of Architectural members present for this project:

COMMENTS:

- **Lots of site constraints and architect responded in an appropriate and low key way.**
- **Beautiful successful project.**

5. 07BAR-00000-00242 Afromsky Demo/Rebuild Single Family Dwelling Hope Ranch
07CNS-00000-00097 (Eric Gage, Planner) Jurisdiction: Ridgeline - Urban

Request of Shubin and Donaldson, architect for the owners, Neil and Francine Afromsky, to consider Case No. 07BAR-00000-00242 for **conceptual review of the demolition of the existing residence and construction of a new residence of approximately 8,354 square feet with a attached garage of approximately 2,275 square feet and detached guesthouse of approximately 800 square feet.** The following structure currently exists on the parcel: residence of approximately 3,800 square feet. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of fill. The property is a 3.75 acre parcel zoned

2.5-EX-1 and shown as Assessor's Parcel Number 063-054-001, located at **4545 Via Esperanza** in the Hope Ranch area, Second Supervisorial District.

Project received conceptual review only, no action was taken. (Romano and Rivera stepped down due to conflict of interest.) 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:

- a. **Strong forms; BAR appreciates low slung character.**
- b. **Tremendous amount of glass at two story elevation and at formal living area; concerned about night light and need to see how it would affect the neighborhood.**
- c. **Need a site visit with story poles, including definition of glass spaces.**

6. Discussion One-Family Exclusive Residential EX Zone Standards

(Noel Langle, Planner)

Discussion regarding proposed revisions to the One-Family Exclusive Residential (EX) zone standards to reduce the separation requirement between primary dwellings and guest houses and other accessory structures.

Project was a discussion item only, on action was taken. The following comment was made by the Board of Architectural Review members present for this project:

- **Project has BAR full support.**

Isla Vista/Goleta

7. Discussion/Update Pardall Road Enhancement Project Isla Vista

(Jamie Goldstein, Planner)

Staff / consultant update regarding the **Pardall Road** project. The project includes widening sidewalks, new landscaping, revisions to circulation patterns, and other improvements in downtown Isla Vista. (Continued from 1/19/07)

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

COMMENTS:

- a. **BAR appreciates being included in the loop.**
- b. **Design needs to reinforce pedestrian/bike orientation**
- c. **Appreciate concept of five feet of pavers paralleling the roadway coincident with the tree grates.**
- d. **Reconsider using Tipu trees due to messiness.**
- e. **Consider doing something more than just striping pedestrian crossings at intersections.**

8. 07BAR-00000-00132

Ruse Partial Residence Demolition/Remodel and New Garage Santa Barbara

07LUP-00000-00648 (Amy Trester, Planner)

Jurisdiction: Goleta

Request of Carlos Gran, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for **further conceptual review/preliminary approval of demolition of approximately 895 square feet and rebuilding of 954 square feet to the first floor of the existing two-story family dwelling of 2,092 square feet. Also proposed is an addition of 808.2 square feet to the existing second floor.** The following structures currently exist on the parcel: a two story residence of approximately 2,092 square feet and single story two car garage of approximately 1,381 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-008, located at **4422 La Paloma** in the Goleta area, Second Supervisorial District.

(Continued from 6/22/07)

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:

COMMENTS:

- a. **Design is improved.**
- b. **Include screening plants along the driveway at east property line (total five trees in planting pockets)**
- c. **Consider using ribbon driveway to soften.**

9. 06BAR-00000-00060

Burman Demo Rebuild New Residence, Garage and Artist Studio **Goleta**

06CDH-00000-00012 (Selena Buoni, Planner)

Jurisdiction: Coastal

Request of Robert Foley for Robert Paul Design, architect for the owners, Tom and Bari Burman, to consider Case No. 06BAR-00000-00060 for **revised preliminary approval of a new residence of approximately 3,497 square feet, garage of approximately 560 square feet and artist studio of approximately 351 square feet and cabana of approximately 291 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,233 square feet with attached garage of approximately 400 square feet to be demolished. The proposed project will require less than 50 cubic yards of grading. The property is a 0.77 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-026, located at **5297 Austin Road** in the Goleta area, Second Supervisorial District. (Continued from 4/21/06 & 06/02/06 & 10/27/06)

ACTION: Froscher moved, seconded by Gray and carried by a vote of 6 to 0 to grant revised preliminary approval of 06BAR-00000-00060. Applicant to return for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Fun design.**
- b. **Consider using darker color than white.**
- c. **Explore changing color and materials along exterior elevation.**
- d. **Granted revised preliminary approval.**
- e. **Return with color/materials board for final before the full board.**

10. 07BAR-00000-00117

Starr New Residence

Mission Canyon

07LUP-00000-00302 (Sarah Clark, Planner)

Jurisdiction: Mission

Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **further conceptual review of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/10/07 & 9/21/07)

ACTION: Froscher moved, seconded by Rivera and carried by a vote of 6 to 0 to drop 07BAR-00000-00117 from the agenda at the request of the applicant. See Agenda Status Report.

Toro Canyon/Summerland/Carpinteria Areas

- 11. 06BAR-00000-00176 Nguyen New Residence Summerland**
06CDP-00000-00078 (Holly Bradbury, Planner) Jurisdiction: Summerland
- Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review/preliminary/final approval of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, and 9/7/07 & 9/21/07)
- ACTION: Froscher moved, seconded by Rivera and carried by a vote of 6 to 0 to continue 06BAR-00000-00176 to the meeting of November 16, 2007 at the request of the applicant. See Agenda Status Report.**
- 12. 06BAR-00000-00287 Gilberg Residence Addition Toro Canyon**
07MOD-00000-00010 (Selena Buoni, Planner) Jurisdiction: Toro
- Request of Kim Maciorowski, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for further conceptual review/preliminary approval of residence addition of approximately 840 square feet to an existing one-story residence. The following structures currently exist on the parcel: a residence of approximately 1,418 square feet. The proposed project will not require grading. The property is a .26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at 3290 Beach Club Road in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07)
- ACTION: C. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 to grant preliminary approval of 06BAR-00000-00287. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Break up the hardscape and allow patio landscaping to respond to the strength of the architecture.**
 - b. **Consider a softer material for new tall form.**
 - c. **Support modification.**
- 13. 06BAR-00000-00279 Montecito Ranch Estates**
07CDP-00000-00079 (Selena Buoni, Planner) Properties Inc. New Residence Summerland
07CDP-00000-00079 (Selena Buoni, Planner) Jurisdiction: Summerland
- Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for **further conceptual review/preliminary approval of a new residence of approximately 7,494 square feet, with a basement of approximately 693 square feet, detached garage of approximately 966 square feet, guesthouse of approximately 741 square feet, a sunken tennis court, pool, spa, gazebo, and associated landscaping and hardscaping.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06 and 8/10/07 & 9/21/07)
- ACTION: Rivera moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher absent) to grant preliminary approval of 06BAR-00000-00279. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Appreciate response to BAR comments**
 - b. **Colors should be darker overall and roof less variegated**
 - c. **Provide variation in chimney caps.**

- d. Fenestration on the south elevation appears to crowd wall compromising sense of building mass.
- e. Consider reintroducing stone at portal to reflect entry, or eliminate.
- f. Restudy adjacency of drought tolerant plants and lawn south of the roadway.
- g. BAR questions small vineyard and orchard; landscape program may be too complex in this regard. Provide native planting to be visible from highway.
- h. Return to Summerland ARC.
- i. Public speaker: Tom Evans (lighting, chimney caps, colors, return to Summerland ARC)

14. **07BAR-00000-00146** **Jaffe New Residence and Garage** **Summerland**
07CDP-00000-00089 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline – Rural
07CDP-00000-00089

Request of Alicia Harrison of Hatch & Parent, and agent for the owner, Michael and Jann Jaffe, to consider Case No. 07BAR-00000-00146 for **further conceptual review/preliminary approval of a new residence of approximately 3,490 square feet with a basement of approximately 948 square feet, three car garage of approximately 747 square feet, detached accessory structure of approximately 697 square feet. Also proposed are decks of approximately 2,014 square feet, a pool of approximately a 472 square feet, and spa of approximately 102 square feet. Also, the new SFD will have an average plate height of 9'-5" throughout the entire house, and within the Summerland Community Plan area a 10% FAR penalty for plate heights over 9'-0" on small lots resulting in a maximum allowable floor area of 4,455 square feet (SFD + garage). The new 4,438 structure has been designed to be under this maximum.** No structures currently exist on the parcel. The proposed project will require approximately 1,189 cubic yards of cut and approximately 1,198 cubic yards of fill. The property is a 1.0 (*gross*) acre parcel zoned AG-1-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 6/22/07, 9/07/07 & 10/05/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher absent) to grant preliminary approval of 07BAR-00000-00146. Applicant to return for final approval at the meeting of December 14, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. BAR applauds the applicant for solution.
- b. Wonderful project appropriate to the site.
- c. Materials are acceptable.
- d. Landscape design works well with house; consider adding a tree at the southeast corner of the home to shade roof in summer and to frame views.
- e. Granted preliminary approval.
- f. Return with final landscape and irrigation plans, material and color board and lighting plan for final before the full board.
- g. Public speaker: Tom Evans (color and finish, reflectivity, landscape screening).

There being no further business to come before the Board of Architectural Review Committee, Committee Member Laurie Romano moved, seconded by Chris Roberts, and carried by a vote of 5 to 0 (Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 16, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.