

# COUNTY OF SANTA BARBARA



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## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of November 4, 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	
Alice Daly	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 9:00 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	
Chris Roberts	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

### COMMITTEE MEMBERS ABSENT: Everyone Present

**REPORTERS:** None in attendance

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

### ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Clough moved, seconded by Dole and carried by a vote of 5 to 0 (Froscher, King and Miller absent) to:
  - Continue Item #5 05BAR-00000-00190 Burke New Residence to the meeting of December 2, 2005 at the request of the applicant.
- III. **MINUTES:** Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Froscher, King and Miller absent) to table the minutes of October 28, 2005 to the meeting of November 18, 2005.

**IV. CONSENT AGENDA:**

**C-1. 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 **final approval on consent 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 & 10/28/05)

**ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 5 to 0 (Froscher, King and Miller absent) to grant final approval on consent of 05BAR-00000-00196.**

**C-2. 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 **final approval on consent 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 10/28/05)

**ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 5 to 0 (Froscher, King and Miller absent) to grant final approval on consent of 04BAR-00000-00321.**

**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 & 10/28/05)

**ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 5 to 0 (Froscher, King and Miller absent) to grant final approval on consent of 05BAR-00000-00234.**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.**

**VI. STAFF UPDATE:**

- **10/18 Board of Supervisors approved appeal process revisions. Copies of staff report per earlier BAR request.**
- **10/25 Board of Supervisors continued hearing on County CEQA Guidelines amendment to 11/22.**
- **Board of Supervisors continued height methodology ordinance amendment to 11/22.**
- **11/22 Board of Supervisors "second reading" of ordinances implementing BAR regional structure.**
- **(11/22 will be big day)**

**VII. STANDARD AGENDA:**

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

**1. 04BAR-00000-00278 Sanders New Residence, Garage and Guest House Santa Ynez**

04LUP-00000-01145 (Florence Trotter-Cadena, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Fernau & Hartman Architects Inc., architect for the owners, Richard and Rosnell Sanders, to consider Case No. 04BAR-00000-00279 for **preliminary/final approval of a residence of approximately 2,190 square feet, garage of approximately 674 square feet and guest house of approximately 350 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,500 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-300-001, located at **Woodstock Ranch Lot 54** in the Santa Ynez area, Third Supervisorial District. (Continued from 12/03/04)

**ACTION: Roberts moved, seconded by Froscher and carried by a vote of 8 to 0 to grant preliminary approval of 04BAR-00000-00278. Applicant to return for final on consent at the meeting of December 2005. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. Check height calculations on garage.
- b. Plans need to show extent of revegetation.
- c. Plans should show oak removals
- d. Be sure all materials meet high fire area guidelines – check decking.
- e. Colors should be written on plans.
- f. Project looks great.

**2. 05BAR-00000-00245 Daniels New Residence Santa Maria**

05LUP-00000-01095 (Lilly Feher, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Eric Portelli, architect for the owner, Dave Daniels, to consider Case No. 05BAR-00000-00245 for **conceptual review of a new residence of approximately 8,111 square feet, detached garage and pool house.** The following structures currently exist on the parcel: a residence of approximately 1,400 square feet. The proposed project will require approximately 49 cubic yards of cut and fill. The property is a 23.42 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 129-151-038, located at **2222 Richview Road** in the Santa Maria area, Fourth Supervisorial District.

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

**COMMENT:**

- No comments. Continued pending direction of ridgeline jurisdiction.

**3. 05BAR-00000-00217 Fox Residence Addition Santa Ynez**

05LUP-00000-00958(Lorie Baker, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Wm. Howard Wittausch , architect for the owners, R. David and Toni Fox, to consider Case No. 05BAR-00000-00217 for **preliminary/final approval of a residence addition of approximately 1,137 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,600 square feet and two barns of approximately 800 and 1,000 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. The property is a 20.01 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-310-006, located at **3075 Calle Bonita** in the Santa Ynez area, Third Supervisorial District. (Continued from 9/16/05 & 9/30/05)

**ACTION: Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 8 to 0 to grant preliminary approval of 05BAR-00000-00217. Applicant to resubmit for final approval on consent at the meeting of November 18, 2005. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- Like the project.
- The landscape plan is sufficient for final.
- Preliminary approval. Return for final on consent.

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

**4. 05BAR-00000-00112 Vilkin/Wright Residence Remodel and Addition Mission Canyon  
05LUP-00000-00490 (Peter Imhof, Planner) **Jurisdiction: Ridgeline - Rural****

Request of Vadim M. Hsu, architect for the owners, Michael Vilkin and Stephen Wright, to consider Case No. 05BAR-00000-000112 for preliminary/final approval of a residential addition/remodel involving construction of a first floor addition of approximately 426 square feet and second floor addition of approximately 1,164 square feet to an existing residence of approximately 2,242 square feet. A new veranda, fish pond, patio improvements are also proposed. The project will involve the widening of the existing driveway and a portion of Holly Road to 20 feet in width and construction of an associated retaining wall ranging from two to seven feet above grade of the existing pavement. Grading for all improvements to the existing residence would not exceed 50 cubic yards of cut and fill. Grading volumes for driveway widening and construction of the proposed retaining wall have not yet been calculated by the applicant. The property is a 59,988 square foot parcel zoned RR-5-D and shown as Assessor's Parcel Number 023-320-012, located at 2921 Holly Road in the Mission Canyon area, Second Supervisorial District. (Continued from 7/15/05)

**ACTION: Froscher moved, seconded by King and carried by a vote of 8 to 0 to grant preliminary approval of 05BAR-00000-00112. Applicant to return for final approval on consent at the meeting of November 18, 2005. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- Exterior walls should be darker.
- Further minimize driveway retaining walls if feasible and plant screening landscaping.
- Come back with civil drawings.
- Get Mission Canyon final approval.
- Preliminary approval. Return for final on consent.

**5. 05BAR-00000-00190 Burke New Residence Mission Canyon  
05LUP-00000-00822, (Alice Daly, Planner) **Jurisdiction: Ridgeline: Urban**  
05CUP-00000-00041**

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for further conceptual review of new residence of approximately 3,493 square feet with a basement-level attached garage /hobby room of approximately 1,000 square feet. No structures currently exist on the parcel. The proposed project will require approximately 767 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 15,596 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at 1451A Orange Grove Avenue in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 & Site Visit 10/14/05)

**ACTION: Clough moved, seconded by Dole and carried by a vote of 5 to 0 (Froscher, King and Miller absent) to continue 05BAR-00000-00190 to meeting of December 2, 2005 at the request of the applicant. See Agenda Status Report.**

*Site Visit*

6. **04BAR-00000-00349**  
**Klentner New Residence, Attached Garage and Guest Quarters** **Toro Canyon**  
05CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Brit Jewett, Burnell and Jewett Architects and architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for a **site visit of a new residence of approximately 6,682 square feet, attached garage of approximately 2,870 square feet and guest quarters of approximately 570 square feet.** The following structures currently exist on the parcel: a barn of approximately 2,500 square feet, two stables of approximately 2,500 square feet, farm employee dwelling of approximately 4,493 square feet (all under construction; 03CDP-00000-00134 and 04CDP-00000-00058). The proposed grading is to be determined. The property is a 40 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-160-020, located at **3340 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 2/25/05 & 8/12/05 & 9/30/05)  
**Project received a site visit, no action was taken. Applicant will return at 1:00 P.M. for further conceptual review/preliminary approval. No comments were generated at this site visit.**

*Site Visit*

7. **05BAR-00000-00123 Alger Residence Addition/Remodel (Formally Frampton) Toro Canyon**  
(No Planner Assigned) **Jurisdiction:Toro**  
Request of Robert Senn, architect for the owner, Glenn Alger to consider Case No. 05BAR-00000-00123 for a **site visit of a residential addition of approximately 2,838 square feet, conversion of approximately 688 square feet of workshop to habitable space and covered porches of approximately 2,511 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,485 square feet, a garage/workshop of approximately 2,340 square feet and a non-conforming second residence of approximately 1,200 square feet of residence with an attached garage approximately 636 of garage and storage space. Future grading will be for landscaping and tennis court purposes only and not yet determined. The property is a 10.53 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05 & 10/14/05)  
**Project received a site visit only, no action was taken. Applicant to return for further conceptual review at the meeting of November 18, 2005. No comments were generated at this site visit.**

8. **04BAR-00000-00349**  
**Klentner New Residence, Attached Garage and Guest Quarters** **Toro Canyon**  
05CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Brit Jewett, Burnell and Jewett Architects and architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for **further conceptual review/preliminary approval of a new residence of approximately 6,682 square feet, attached garage of approximately 2,870 square feet and guest quarters of approximately 570 square feet.** The following structures currently exist on the parcel: a barn of approximately 2,500 square feet, two stables of approximately 2,500 square feet, farm employee dwelling of approximately 4,493 square feet (all under construction; 03CDP-00000-00134 and 04CDP-00000-00058). The proposed grading is to be determined. The property is a 40 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-160-020, located at **3340 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 2/25/05 & 8/12/05 & 9/30/05)  
**Project received further 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:**

- a. **BAR has strong concerns about height and color.**
- b. **Loggia seems large, too prominent.**
- c. **Massing has progressed from previous design. BAR encourages further development of design.**

- d. Trees lining driveway call excessive attention to driveway.
- e. Design of house needs to be integrated with the context of the agricultural buildings.
- f. Linear nature of lower landscaping fights the natural design of landscaping around the house. Siting of trees and all landscape elements should work with the natural flow of the hill. More organic landscaping that is more consistent with surrounding natural landscape is needed.
- g. Add more landscaping to break up the overall length.
- h. Use of trees of different heights works well.
- i. Very visible site. Darker colors will be important.
- j. Consider lowering floor height a few feet and sliding structure south.
- k. Extremely visible site and very large home. Needs to be broken up more, terraces are very large, lots of hardscape. Still too big.
- l. BAR would like to see either a 3-D model or rendering.

9. **05BAR-00000-00246**      **Froelicher Demo/New Residence**      **Santa Barbara**  
05LUP-00000-01097 (Dan Nemechek, Planner)      **Jurisdiction: Ridgeline - Urban**

Request of Jason Grant, architect for the owners, John and Karen Froelicher, to consider Case No. 05BAR-00000-00246 for **conceptual review of a new residence of approximately 2,898 square feet and attached garage of approximately 430 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,100 to be demolished. The proposed project will require approximately 8.5 cubic yards of cut and no fill. The property is a 10,595 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-71-017, located at **489 El Sueno Road** in the Santa Barbara area, Second Supervisorial District.

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

**COMMENT:**

- **Can return for preliminary/final full board with colors and landscape plan.**

10. **05BAR-00000-00175**      **Laguna Blanca Campus Additions**      **Hope Ranch**  
03CUP-00000-00035 (Peter Lawson, Planner)      **Jurisdiction: CUP/DVP**

Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup, to consider Case No. 05BAR-00000-00035 for **further conceptual review of a development plan for additions to an existing building and two new buildings for a private school. Additionally, an expanded parking lot is proposed adjacent to an existing gym.** The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 3,900 cubic yards of cut and approximately 1,800 cubic yards of fill or will not require grading. The property is comprised of 12 parcels totaling 29.6 acres zoned REC and 3.5-EX-1 and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located at **4125 Paloma Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/19/05 and site visit 10/4/05)

**Project received further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Concerned about north elevation of auditorium: large center window will be very visible when lit up for night events. Need to screen or lower window.**
- b. **Future addition should strive to preserve feeling and integrity of porch and not extend too far down hillside.**
- c. **Preserve campus courtyard and open space to the best extent possible.**
- d. **Permapave in lower campus needs to be studied for durability.**
- e. **Restudy lower campus parking area near entry. Would be nice to have landscaped area near entry.**
- f. **May need traffic calming elements.**

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

11. **04BAR-00000-00309** **Goleta**  
**County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas**  
05CUP-00000-00010 (Tom Figg, Planner) **Jurisdiction: CUP/DVP**  
Request of Leah Emerson Ridge, agent for the owners, County of Santa Barbara and Verizon Wireless, to consider Case No. 04BAR-00000-00309 for **preliminary/final approval of a faux monopine approximately 50 feet in height**. The property is zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks** in the Goleta area, Second Supervisorial District. (Continued from 1/14/05 & 2/11/05)
- ACTION: Froscher moved, seconded by Clough and carried by a vote of 7 to 0 (Miller absent) to grant preliminary/final approval with the landscaping comments added to the plans of 04BAR-00000-00309.**
12. **03BAR-00000-00072** **Bantilan New Residence** **Goleta**  
02LUP-00000-00930 (Mark Walter, Planner) **Jurisdiction: Ridgeline: Urban**  
Request of Doug Keep, architect for the owner, Gene Bantilan, to consider Case No. 03BAR-00000-00072 for **further preliminary approval of a new residence and attached garage of approximately 5,719 square feet, detached garage of approximately 576 square feet, second unit of approximately 998 square feet, workshop of approximately 1,544 square feet and pool cabana of approximately 100 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 2,500 of cut and approximately 3,000 cubic yards of fill. The property is a 3.11 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 067-130-020, located at **4761 Sierra Madre** in the Goleta area, Second Supervisorial District. (Continued from 4/25/03 & 9/09/05 & Site Visit 10/11/05)
- ACTION: King moved, seconded by Roberts and carried by a vote of 7 to 0 (Miller absent) to grant preliminary approval of 03BAR-00000-00072. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Apparent mass is excessive.
  - b. East elevation looks plain, needs to be broken up.
  - c. Would help to separate building elements with different materials. More stone will help give more rural feel.
  - d. Ficus on walls, trellises would help.
  - e. Make plantings more dense.
  - f. Need to see developed landscaping plan with sizes and quantities.
  - g. Preliminary approval.

## Toro Canyon/Summerland/Carpinteria Areas

13. **05BAR-00000-00248** **Nicks New Residence** **Carpinteria/Toro Canyon**  
(No Planner Assigned) **Jurisdiction: Ocean Lot**  
Request of Barbara Bestor, architect for the owner, George Dewey Nicks, to consider Case No. 05BAR-00000-00248 for **conceptual review of a new residence of approximately 3,000 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 70 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 11,366 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-007 located at **3292 Beach Club 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:**
- a. Very appropriate for beach location.
  - b. Positive comments.
  - c. Return for preliminary/final.

**14. 05BAR-00000-00090 Severy New Residence and New Gate House Toro Canyon**  
**05LUP-00000-00939 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Rural**

Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00090 for **preliminary approval of a new residence of approximately 5,363 square feet, a garage of approximately 816 square feet and guest house of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 875 cubic yards of cut and 810 cubic yards of fill for the residence and 5 cubic yards of cut and 75 cubic yards of fill for the guesthouse. The property is a 5.25 acre zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05)

**ACTION: King moved, seconded by Roberts and carried by a vote of 7 to 0 (Miller absent) to grant preliminary approval of 05BAR-00000-00090. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Project is a nice improvement from previous.**
- b. **Driveway material should be permeable.**
- c. **Rotunda entry weakens project. Keep it simple.**
- d. **Preliminary approval. Return for final with planting plan.**

**15. 05BAR-00000-00250 Topham New Garage Toro Canyon**  
**05CDP-00000-00016 (Allen Bell, Planner) Jurisdiction: Toro Canyon**

Request of Gina Giannetto, agent for the owner, Richard Topham, to consider Case No. 05BAR-00000-00250 for **conceptual review of a new garage of approximately 240 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,800 square feet, guest house of approximately 800 square feet, greenhouse of approximately 300 square feet and sheds of approximately 200 square feet. The proposed project will require no cut and approximately 2 to 4 cubic yards of fill. The property is a 1.185 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-300-019, located at **1731 La Mirada Drive** 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:**

- a. **Ceanothus would work for screening -- pick appropriate size.**
- b. **Return for preliminary/final on consent with planner memo.**

**16. 05BAR-00000-00251 O'Neil Residence Addition and New Garage Summerland**  
**(No Planner Assigned) Jurisdiction: Summerland**

Request of Richard Johnson, architect for the owner, Jeffrey O'Neil, to consider Case No. 05BAR-00000-00251 for **conceptual review of a residence addition of approximately 1,800 square feet and new garage of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,473 square feet. The proposed project will not require grading. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at **2551 Wallace Avenue** in the Summerland area, First Supervisorial District.

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

**Bethany Clough recused herself due to a conflict of interest.**

**COMMENTS:**

- a. **A very special site.**
- b. **BAR likes the whimsy -- appropriate for the site.**
- c. **BAR likes the lighthouse.**
- d. **Need story poles and a site visit.**

**17. 03BAR-00000-00114 Perkins New Mixed Use Building Summerland**  
**03CDP-00000-00044(Peter Lawson, Planner) Jurisdiction: Summerland**

Request of Robin Donaldson, architect for the owners, Perry Perkins, to consider Case No. 03BAR-00000-00113 for **further revised final approval of landscape lighting plan**. The following structures currently exist on the parcel: a residence of approximately 1,248 square feet and detached garage of approximately 272 square feet. The proposed project will require approximately 145 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 8,200 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-192-009, located at **2420 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/9/03, 1/09/04, 1/16/04 & 5/27/05 & 6/10/05 & 9/16/05)

**ACTION: Clough moved, seconded by Dole and carried by a vote of 6 to 0 (Miller-Fisher absent, Donaldson abstains) to continue 03BAR-00000-00114 for final approval on consent at the meeting of November 18, 2005. See Agenda Status Report.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by James King, and carried by a vote of 7 to 0 (Kris Miller-Fisher absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 18, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 3:30 P.M.