



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES

Meeting Date: November 14, 2008
9:00 A.M.

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:05 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Martha Gray

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Gray absent) to:

- Drop Item #2 06BAR-00000-00220 T-Mobile/Sprint/Verizon New Unmanned Collocation Wireless Communications Facility from the agenda at the request of the applicant.
- Continued Item #13 08BAR-00000-00109 Dwyer Residence Addition and New Garage to the meeting of December 5, 2008 at the request of the applicant.
- Continue Item #19 06BAR-00000-00279 Montecito Ranch Estates Properties Inc. New Residence to the meeting of December 5, 2008 at the request of the applicant.

III. MINUTES: Romano moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Gray absent) to approve the Minutes of October 24, 2008.

IV. CONSENT AGENDA:

- C-1. 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 **final approval on consent of a demolition of an existing residence of approximately 2,503 square feet including a two car garage of approximately 529 square feet and construction of a 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. (Continued from 11/02/07 & 9/05/08)
- ACTION: Romano moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Gray absent, J. Roberts abstains) to grant final approval on consent of 07BAR-00000-00253.**
- C-2. 06BAR-00000-00147 Summerland Inn Five Hotel Wall Signs Summerland**
08VAR-00000-00001 (Eric Gage, Planner) **Jurisdiction: Signs**
- Request of Hwei Mey Lu Ko, owner, to consider Case No. 06BAR-00000-00147 for **preliminary/final approval on consent of four hotel signs of approximately 1) 3 square feet, 2) 8.5 square feet, 3) 11 square feet, 4) 23 square feet and one freestanding sign of approximately 3.8 square feet.** The following structures currently exist on the parcel: a nine unit hotel with manager quarters. The proposed project will not require grading. The property is on two parcels: one .38 acre and another 0.18 acre parcel both zoned C-1 and shown as Assessor's Parcel Numbers 005-121-010 and 005-121-011, located at **2161 Ortega Hill Road** in the Summerland area, First Supervisorial District. (Continued from 7/21/06 & 6/06/08 & 6/20/08)
- ACTION: Romano moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Gray absent, J. Roberts abstains) to grant final approval on consent of 06BAR-00000-00147.**
- C-3. 05BAR-00000-00175 Laguna Blanca Campus Additions Hope Ranch**
03DVP-00000-00018 (Mark Walter, Planner) **Jurisdiction: CUP/DVP**
- Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup of Laguna Blanca School, to consider Case No. 05BAR-00000-000175 for **final approval on consent of a 4,173 square foot addition (maximum height of 16 feet) to an existing gymnasium; a new 1,728 square foot drop-off shelter (porte cochere, maximum height of 18 feet) on the south side of the gymnasium; a re-constructed and expanded 157 space parking lot of 74,905 square feet and landscaping for the new parking lot and associated areas.** The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 1,800 cubic yards of cut and fill. The property is comprised of 3 parcels totaling 16.5 acres zoned REC and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located at 1090 Las Palmas Drive in the Hope Ranch area, Second Supervisorial District. (Continued from 8/19/05, 1/04/05, 04/11/08, 7/25/08, 10/03/08 & 10/24/08)
- ACTION: Romano moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Gray absent, J. Roberts abstains) to grant final approval on consent of 075BAR-00000-00175.**

C-4. 07BAR-00000-00339 Reish Single Family Dwelling Addition Santa Barbara
07LUP-00000-00916 (Jim Heaton, Planner) Jurisdiction: Goleta

Request of William Reish, agent for the owners, William and Kathleen Reish, to consider Case No. 7BAR-00000-00339 for **final approval on consent of a partial demolition of approximately 200 square feet and an addition of approximately 1,570 square feet to the existing residence (for a net gain of approximately 1,370 square feet), and an attached garage of approximately 425 square feet.** The following structures currently exist on the parcel: residence of approximately 2,010 with an attached garage of approximately 445 square feet (to be demolished) and tool shed/shop of approximately 125 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-021, located at **1051 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08, 3/14/08 & 3/28/08 & 8/08/08)

ACTION: Romano moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Gray absent, J. Roberts abstains) to grant final approval on consent of 07BAR-00000-00339.

C-5. 08BAR-00000-00077 Foster Residence Remodel and Additions Toro Canyon
08CDH-00000-00010 (Seth Shank, Planner) Jurisdiction: Toro

Request of Karl Kras, architect for the owners, Frank and Tiffany Foster, to consider Case No. 08BAR-00000-00077 for **preliminary/final approval on consent to allow demolition of an existing carport and motor court of approximately 2,800 square feet and construction of a new permeable motor court of approximately 2,200 square feet, planters, and site walls. An interior remodel is also proposed. 80 square feet will be removed from the first floor and 58 square feet will be added. 22 square feet will be added to the second floor. The existing guesthouse use will be changed to a DRSU. The existing exterior materials of the house will be replaced with new materials and windows. The existing roof will also be replaced. Less than 50 cubic yards of grading is proposed. No trees are proposed for removal.** The following structures currently exist on the parcel: a residence of approximately 3,229 square feet, guest house of approximately 800 square feet, workshop/study/garage of approximately 1,180 square feet and pool cabana of approximately 300 square feet. The proposed project will not require grading. The property is a 1.36 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-033, located at 2934 Torito Road in the Toro Canyon area, First Supervisorial District. (Continued from 6/6/08)

ACTION: Romano moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Gray absent, J. Roberts abstains) to grant final approval on consent of 08BAR-00000-00077.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **SBAR members stand ready to facilitate forward motion on Tea Fire rebuild efforts as determined necessary by the County.**
- **Chris Roberts will be leaving the SBAR.**
- **Chris Roberts reported that at the Joint Chairs meeting this month, discussion was had that the checklists need to be consistent with the meeting minutes. Additionally, the Planning Commissions asked that on an appealed BAR application, the minutes be very clear. The PC is tolerant of SBAR members' attendance at the PC on these appeals but any SBAR member who wants to attend such an appeal hearing needs prior consent from their appointing Supervisor.**

VI. STAFF UPDATE: None

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 06BAR-00000-00208 Zucker New Residence Santa Barbara

07LUP-00000-00178 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural

Request of Emilio Casanueva, agent for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **preliminary/final approval of a new residence of approximately 4,835 square feet with 1,582 square feet of open galleries.** No structures currently exist on the parcel. The proposed project will require approximately 6,700 cubic yards of cut and approximately 3,150 cubic yards of fill with 3,465 cubic yards to be exported off site. The property is a 150 total acres zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06, 4/27/07, 6/08/07, 7/6/07, 8/24/07, 11/30/07, 1/04/08, 1/18/08 & 3/14/08 & 9/05/08)

COMMENTS:

- a. **The SBAR has struggled with this project and its incremental steps toward design improvement causing numerous meetings.**
- b. **The house does not relate to the site topography, but this will not forestall a SBAR approval.**
- c. **Trellis and columns are not working traditionally but are rather contemporary solutions for a traditional house; detailing remains weak. Need better integration of columns etc., into the architecture.**
- d. **Huge amount of roof creates concerns about roofing material choice. Roofing materials need to be thoughtfully chosen; improve roof tiles.**
- e. **Some SBAR members would like to see reconsideration of Jacarandas. Some SBAR members feel the three Jacarandas are acceptable given their proximity to and relationship with the house.**
- f. **Show sandstone wall around the pool equipment.**
- g. **Steplights need to have louvers pointing light down. Completely shield bulbs in exterior fixtures. Wall sconces don't work with the house design.**

Return for preliminary/final review before the full board.

ACTION: Morris moved, seconded by Rivera and carried by a vote of 5 to 0 (Gray absent, Romano abstains) to continue 06BAR-00000-00208 for further preliminary/final approval at the December 19, 2008 meeting.

2. 06BAR-00000-00220 T-Mobile/Sprint/ Verizon New Unmanned Collocation Wireless Communications Facility Goleta

03CUP-00000-00022 (Megan Lowery, Planner) Jurisdiction: Ridgeline - Rural

Request of Charnel McCall, agent for T-Mobile, Dino Putrino, agent for Verizon and Donna J. Moore, agent for Sprint, to consider Case No. 06BAR-00000-00220 for **preliminary approval of a new unmanned collocation wireless communications facility to consist of cellular antennas and support equipment necessary to accommodate three separate telecommunication carriers.** The following structures currently exist on the parcel: a residence and agricultural outbuildings. Grading to be determined. The property is a 53.65 acre parcel zoned AG and shown as Assessor's Parcel Number 079-090-008, located at **230 Winchester Canyon Road** in the Goleta area, Third Supervisorial District. (Continued from 9/22/06 & 3/30/07)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Gray absent) to drop 06BAR-00000-00220 from the agenda at the request of the applicant. See Agenda Status Report.

3. **08BAR-00000-00234** **Heath Residence Addition** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
- Request of Patrick Marr, architect for the owner, Jennifer Heath, to consider Case No. 08BAR-00000-00234 for **conceptual review of residence addition of approximately 424 square feet**. The following structures currently exist on the parcel: a single story residence of approximately 1,467 square feet and attached garage of approximately 502 square feet. The proposed project will not require grading. The property is a 8,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-314-015, located at **5464 Berkeley Road** in the Santa Barbara area, Second Supervisorial District.
- COMMENTS:**
- a. **Submit an application for a LUP prior to returning to SBAR.**
 - b. **Separate windows from the wainscot.**
 - c. **Consider continuing stone facing all the way along the side walls to the entry or consider eliminating entirely.**
- OK to return for preliminary/final on consent.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent.**
4. **08BAR-00000-00235** **Sciutto Patio Enclosure** **Santa Barbara**
08LUP-00000-00602 (Brian Banks, Planner) **Jurisdiction: Goleta**
- Request of Michael Lancy, architect for the owners, Charles and Joy Sciutto, to consider Case No. 08BAR-00000-00235 for **conceptual review of a patio enclosure of approximately 674 square feet**. The following structure currently exists on the parcel: a residence of 2,599 square feet. The proposed project will not require grading. The property is a 7,469 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-314-008, located at **5461 Toltec Drive** in the Santa Barbara area, Second Supervisorial District.
- COMMENTS:**
- **Plans are incomplete and conflicting. Insufficient photographs.**
 - **Rectify the project drawings. Return with photographs of the as built enclosure.**
- Return for further conceptual review.**
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.**
5. **08BAR-00000-00089** **St. George New Residence (Eastern Lot)** **Isla Vista**
08CDH-00000-00012/08MOD-00000-00009 (Jim Heaton, Planner) **Jurisdiction: Ocean**
- Request of Shubin and Donaldson, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00089, for **preliminary/final approval of a new residence of approximately 2,000 square feet**. The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6567 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/06, 8/08/08 & 10/03/08)
- COMMENTS:**
- **Excellent designs.**
 - **Modifications are supported in light of good design.**
- Projects received preliminary approvals.**
- ACTION: Morris moved, seconded by Romano and carried by a vote of 5 to 0 (Gray absent, Rivera abstains) to grant preliminary approval of 08BAR-00000-00089.**

6. **08BAR-00000-00105 St. George New Residence (Middle Lot) Isla Vista**
08CDH-00000-00016/08MOD-00000-00010 (Jim Heaton, Planner) **Jurisdiction: Ocean**
Request of Shubin and Donaldson, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00105 for **preliminary/final approval of a new residence of approximately 2,000 square feet.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6569 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/08 & 8/08/08 & 10/03/08)
- COMMENTS:**
- **Excellent designs.**
 - **Modifications are supported in light of good design.**
- Projects received preliminary approvals.**
- ACTION: Willson moved, seconded by J. Roberts and carried by vote of 5 to 0 (Gray absent, Rivera abstains) to grant preliminary approval of 08BAR-00000-00105.**
7. **08BAR-00000-00106 St. George New Residence (Western Lot) Isla Vista**
08CDH-00000-00017/08MOD-00000-00011 (Jim Heaton, Planner) **Jurisdiction: Ocean**
Request of Shubin and Donaldson, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00106 for **preliminary/final approval of a new residence of approximately 2,000 square feet.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6571 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/08, 8/08/08 & 10/03/08)
- COMMENTS:**
- **Excellent designs.**
 - **Modifications are supported in light of good design.**
- Projects received preliminary approvals.**
- ACTION: Romano moved, seconded by Morris and carried by a vote of 5 to 0 (Gray absent, Rivera abstains) to grant preliminary approval of 08BAR-00000-00106.**
8. **07BAR-00000-00203 St. George Duplex Isla Vista**
07CDH-00000-00023/08MOD-00000-00005 (Jim Heaton, Planner) **Jurisdiction: Ocean**
Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **further preliminary/final approval of a new two-story duplex of approximately 2,564 square feet, garage of approximately 448 square feet and detached carport of approximately 645 square feet.** The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07, 11/30/07, 2/01/08, 6/06/08, 8/08/08 & 9/05/08 & 10/17/08)
- COMMENTS:**
- **One SBAR member objects to the form of the house but the majority of the SBAR considers the project a huge improvement from the original proposal.**
 - **SBAR prefers more subdued color palette.**
- Project received preliminary approval with support for the requested modification in light of good design.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 1 (Gray absent, Rivera abstains, Morris opposed) to grant preliminary approval of 07BAR-000000-00203

9. 08BAR-00000-00237

On the Side Tavern Trellis Enclosure/Remodel and Landscape/Hardscape Isla Vista
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Dawn Sherry, architect for the owner, Paul Edwin Olson, Trustee, to consider Case No. 08BAR-00000-00237 for **conceptual review of a trellis of approximately 770 square feet to enclose an existing patio, new acrylic partitioning and fence enclosure, work to be preformed under Isla Vista Improvement plan to include removal of 131 square feet of existing front ADA ramp and a portion of the patio, and an area converted to be a concrete sidewalk, as well as removing 19 square feet of patio and converting area into new landscaping along right-a-way.** The following structures currently exist on the parcel: a one story commercial lease space of approximately 1,294 square feet, walk-in cooler of approximately 96 square feet and uncovered concrete patio of approximately 1,402 square feet. The proposed project will not require grading. The property is a 7,200 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-122-014, located at **6521 Pardall Road** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

Public speaker: Jeff Lindgren

- a. The proposed built up roof and acrylic panels are not consistent with outdoor dining concepts in the community and therefore are not acceptable as design solutions.**
- b. SBAR can support a trellis but not a roof with skylights.**
- c. SBAR needs to see how the proposed project will integrate into the Pardall Road streetscape improvement project.**
- d. Submit an application for a LUP prior to returning to SBAR.**

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

10. 08BAR-00000-00081

Herrera Garage Conversion and Second Floor Addition Santa Barbara
08LUP-00000-00473 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Eduardo Esparza, agent for the owner, Pavel Herrera, to consider Case No. 08BAR-00000-00081 for **further conceptual review of a garage conversion of approximately 396 square feet, second floor addition of approximately 396 square feet, second floor deck of approximately 48 square feet, first floor addition of approximately 120 square feet and first floor deck of approximately 111 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a .42 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-150-037 located at **581 Lorraine Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/06/08 & 10/03/08)

COMMENTS:

- a. Project design has not advanced since last review.**
- b. Second story addition seems top heavy; restudy massing and intersection of roof forms.**
- c. SBAR needs contextual information including outline of existing adjacent house on plans and photographs looking away from the site as well as at the existing house.**

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

11. Discussion Item Santa Barbara Bowl Overlook Project Santa Barbara
Jurisdiction: Discussion

Request of DesignARC, Inc. architect for the owner, Santa Barbara Bowl Foundation, **for discussion on the concession and restroom building (and site modifications)**. The following structures currently exist on the parcel: pavilion of approximately 11,610 square feet, stage basement of approximately 4,660 square feet, McCaw Terrace of approximately 2,500 square feet and box office of approximately 1,900 square feet. The proposed project will require approximately 7,000 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 16.82 acre parcel zoned A-1 and shown as Assessor's Parcel Numbers 029-202-001 and 029-110-023, located at **1122 N. Milpas** in the Santa Barbara area, First Supervisorial District.

COMMENTS:

- **Elegant design well integrated into the site. Regardless, restudy for greater accessibility.**
- **Landscape concept is solid; plants need to be contextual.**
- **Great transition between natural and designed landscape. Consider pushing further with the addition of boulders.**

Project was a discussion item only, no action was taken.

12. 08BAR-00000-00218 Exxon Mobil New Healy Clean Air Separator with Enclosure Santa Barbara
Jurisdiction: Goleta

Request of Alanna Isaac, agent for the owner, Exxon Mobil, Marie Sistos, to consider Case No. 08BAR-00000-00218 for **preliminary/final approval of new Healy Clean Air Separator with enclosure, concrete pad and associated Phase II EVR upgrades of approximately 49 square feet**. The following structure currently exists on the parcel: a gas station. The proposed project will not require grading. The property is a .40 acre parcel zoned CN and shown as Assessor's Parcel Number 049-080-003, located at **2299 Las Positas** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/17/08)

ACTION: J. Roberts moved, seconded by Romano and carried by vote of 5 to 0 (Gray and Morris absent) to grant preliminary/final approval of 08BAR-00000-00218.

13. 08BAR-00000-00109 Dwyer Residence Addition and New Garage Hope Ranch
Jurisdiction: Ridgeline - Urban

Request of Brian Murphy, architect for the owners, Steven and Susan Dwyer, to consider Case No. 08BAR-00000-00109 for **preliminary/final approval of residence additions of approximately 835 square feet, conversion of the attached garage of approximately 405 square feet to habitable space and a new detached garage of approximately 785 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,837 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.39 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-073-003, located at **4309 Via Glorieta** in the Hope Ranch area, Second Supervisorial District. (Continued from 7/11/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Gray absent) to continue 08BAR-00000-00109 to the meeting of December 5, 2008 at the request of the applicant. See Agenda Status Report.

Mission Canyon/Santa Barbara/Hope Ranch Areas

- 14. 07BAR-00000-00197 Warburton Single Family Dwelling Mission Canyon**
07LUP-00000-00510 (Sarah Clark, Planner) Jurisdiction: Mission Canyon
Request of Brian Nelson, architect for the owner, Jeffrey S. Warburton, to consider Case No. 07BAR-00000-00197 for **preliminary approval of single family dwelling of approximately 2,401 square feet with an attached garage of approximately 789 square feet.** The lot is currently vacant. The proposed project will require approximately 550 cubic yards of cut and no fill. The property is a 0.20 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-161-019, located at **2982 Glen Albyn** in the Mission Canyon area, First Supervisorial District. (Continued from 8/24/07)
- ACTION: J. Roberts moved, seconded by Rivera and carried by a vote 4 to 0 (Gray and Morris absent, Romano abstains) to grant preliminary approval of 07BAR-00000-00197. No further comments were made by the Board of Architectural Review members present for this project.**
- 15. 08BAR-00000-00124 Koke Demolition/New Residence Hope Ranch**
08LUP-00000-00257 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban
Request of Tom Ochsner, architect for the owners, Rene and Marisa Koke, to consider Case No. 08BAR-00000-00124 for **conceptual review to allow demolition of the existing residence, attached garage, carport and pool totaling approximately 5,841 square feet and construction of a new residence of approximately 5,725 square feet with attached garage of approximately 549 square feet, cabana of approximately 495 square feet and a pool.** The following structures currently exist on the parcel: a residence of approximately 4,205 square feet, garage of approximately 795 square feet (to be demolished), guest house of approximately 800 square feet, exercise room of approximately 800 square feet, detached garage of approximately 1,050 square feet, shop of approximately 200 square feet and storage of approximately 795 square feet. The proposed project will require approximately 800 cubic yards of cut and fill. The property is a 4.8 acre zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-131-007, located at **4230 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 7/25/08)
- COMMENTS:**
- a. Like the design direction but needs refinement.
 - b. Proposed design reflects a strong Palladian style. Such a Palladian style usually has great symmetry; symmetry of proposed design is off on north and south elevations; restudy.
 - c. Entry needs to be redesigned to achieve traditional look.
 - d. Formal Italian gardens are typically an extension of the architecture and that interrelationship is lost in this design.
 - e. SBAR is concerned about the size of the proposed pool terrace; the terrace is not in context with the natural hillside. Pool appears arbitrarily placed. Reorganize and study proportions of terraces in relation to eachother.
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.**
- 16. 08BAR-00000-00126 Nasir Garage Addition/ Retaining Wall Santa Barbara**
08LUP-00000-00252 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Urban
Request of Brian Miller, agent for the owner, Ma'an Nasir, to consider Case No. 08BAR-00000-00126 for **preliminary/final approval of garage addition to existing garage of approximately 319 square feet and a new retaining wall.** The following structures currently exist on the parcel: residence of approximately 5,484 square feet, garage of approximately 440 square feet and guest house of approximately 798 square feet. The proposed project will require no

cubic yards of cut and approximately 5 cubic yards of fill. The property is a 45.59 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-370-004, located at **1455 La Vista** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/25/08)

COMMENTS:

- a. **Plants need to be deeper rooted; consider using *Rhus*, *Toyon* or *Cercocarpus* to stabilize slope. Eliminate *Myoporum* and revise irrigation to be point not spray.**
 - b. **Show outline of slide on drawings.**
 - c. **Project received preliminary approval with the above conditions.**
- Return for final review before the full board.**

ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Gray and Morris absent) to grant preliminary approval of 08BAR-00000-00126.

Toro Canyon/Summerland/Carpinteria Areas

17. **08BAR-00000-00236 Knee Demolition / New Residence and Garage Carpinteria**
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Loren Solin, architect for the owners, Mr. and Mrs. Kevin Knee, to consider Case No. 08BAR-00000-00236 for **conceptual review of a new residence of approximately 2,483 square feet and detached garage of approximately 440 square feet.** The following structures currently exist on the parcel: a residence of approximately 978 square feet and detached garage of approximately 421 square feet (to be demolished.) The proposed project will not require grading. The property is a 19,550 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-002, located at **4405 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- a. **Nice straightforward architecture.**
- b. **Concrete columns on south elevation seem out of place.**
- c. **Return showing north elevation without garage.**
- d. **Give more relief to east and west elevations.**
- e. **Consider reorienting the front door.**
- f. **Form is beachy but materials are modern; materials and details will be critical to the success of the project.**

Project received conceptual review only, no action was taken.

18. **08BAR-00000-00034 Markham Residence Demolitions/Rebuild/Remodel Toro Canyon**
08CDP-00000-00020 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Bryan Pollard, architect for the owner, John Markham, to consider Case No. 08BAR-00000-00034 for **revised final approval to allow a 421 square foot bedroom and bathroom addition to the existing 1,422 square foot single dwelling. A 375 square foot covered porch to be added, and an approximately 100 square foot laundry room will be added to the existing garage. (Previously approved was for the demolition of two storage structures, relocation of the existing 445 square foot garage, the guest house of approximately 240 to be converted to a pool cabana, a master bedroom addition of approximately 550 square feet and a covered porch of approximately 370 square feet.)** The following structures currently exist on the parcel: a residence of approximately 1,422 square feet and guesthouse of approximately 240 square feet. The proposed project will require approximately 45 cubic yards of cut and no fill. The property is a 16,550 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-032, located at **202 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/28/08, 8/08/08, and 10/03/08)

ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 5 to 0 (Gray and Morris absent) to grant revised final approval of 08BAR-00000-00034. No further comments were made by the Board of Architectural Review members present for this project.

- Montecito Ranch Estates**
- 19. 06BAR-00000-00279 Properties Inc. New Residence Summerland**
07CDP-00000-00079 (Sarah Clark, Planner) Jurisdiction: Summerland
- Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for **final 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, 8/10/07, 9/21/07 & 11/02/07)
- ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Gray absent) to continue 06BAR-00000-00279 to the meeting of December 5, 2008 at the request of the applicant. See Agenda Status Report.**
- 20. 04BAR-00000-00307 Coleman Residence Addition Toro Canyon/Carpinteria**
05CDH-00000-00025 (Seth Shank, Planner) Ridgeline: N/A
- Request of Syndi Souter, agent and Ketzell and Goodman Architects, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **revised preliminary/final approval of an addition of approximately 2,110 square feet to the existing residence and an addition of approximately 332 square feet to the existing deck.** The following structure currently exists on the parcel: a residence of approximately 2,032 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District. (Continued from 1/14/05, 2/25/05, 9/09/05, 8/19/05, 7/14/06, 11/03/06 & 12/08/06)
- ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Gray and Morris absent, Romano abstains) to grant revised final approval of 04BAR-00000-00307. No further comments were made by the Board of Architectural Review members present for this project.**
- 21. 08BAR-00000-00214 Ballantyne New Residence Goleta**
05LUP-00000-00611 (Allen Bell, Planner) Jurisdiction: Permit Condition
- Request of Lynn Ballantyne, owner, to consider Case No. 08BAR-00000-00214 for **further conceptual review/preliminary/final approval of the final landscape plan** for an approximately 11,498 square-foot residence with an approximately 1,798 square-foot attached garage, an approximately 800 square-foot guest house with an approximately 568 attached garage, an approximately 1,200 square-foot barn and associated grading and driveway. No structures currently exist on the property. The project will require approximately 8,000 cubic yards of cut and fill. The property is a 17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-090-036, located at **500 Farren Road** in the Goleta Area, Third Supervisorial District. (Continued from 9/19/08, 10/03/08 & 10/24/08)
- COMMENTS:**
Public speakers: Joan Bolton, Ed Easton, Mike Lunsford
- Applicants have done what was asked of them.
 - Project received preliminary and final approval with the condition that trees shall not be manipulated and restricted in height but only pruned to the standards of ISA.
- ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Gray and Morris absent, Romano abstains) to grant preliminary/final approval of 08BAR-00000-00214.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Will Rivera, and carried by a vote of 5 to 0 to (Martha Gray and Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, December 5, 2008 in the Board of Supervisors Hearing Room, 4th Floor, 105 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:30 P.M.