



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of November 16, 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
Scott Ellinwood
Anita Hodosy SBAR Secretary
Anne Almy Supervising Planner

COMMITTEE MEMBERS ABSENT: All members present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Gray moved, seconded by Romano and carried by a vote of 4 to 0 (Ellinwood and Froscher absent) to:

- Drop Item # 8 07BAR-00000-00244 Bischoff/Odell Single Family Dwelling from the agenda due to agenda error. Project was heard at an earlier date.

III. MINUTES:
C. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Froscher absent, Ellinwood abstains) to approve the Minutes of October 19, 2007.
C. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Froscher absent, Ellinwood abstains) to approve the Minutes of November 2, 2007.

IV. 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, 8/10/07,10/19/07 & 11/02/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 7 to 0 to continue 07BAR-00000-00082 due to lack of representation.

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 & 11/02/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 7 to 0 to grant final approval on consent for 07BAR-00000-00089.

C-3. 07BAR-00000-00058 Persson Residence Additions and Workshop Mission Canyon
07LUP-00000-00629, 07MOD-00000-00005 (Sarah Clark, Planner) **Jurisdiction: Mission**

Request of Ron Sorgman, architect for the owner, Diane J. Persson, to consider Case No. 07BAR-00000-00058 for **final approval on consent of a new residential entry hall of approximately 78 square feet, covered porch of approximately 65 square feet, workshop of approximately 302 square feet and attached trellis of approximately 782 square feet.** The following structures currently exist on the parcel: two story residence of approximately 2,120 square feet with attached two car garage of approximately 556 square feet. The proposed project will not require grading. The property is a 9,548 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-116-002, located at **2708 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 4/13/07 & 10/05/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 7 to 0 to grant final approval on consent for 07BAR-00000-00058.

C-4. 07BAR-00000-00185 Jordan/Johnson Residence Addition Mission Canyon
07LUP-00000-00619 (Lisa Martin, Planner) **Jurisdiction: Mission Canyon**

Request of Gretchen Zee, architect for the owners, MaryAnn Jordan and David Johnson, to consider Case No. 07BAR-00000-00185 for **preliminary/final approval on consent of a residence addition of approximately 228 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,273 square feet. The proposed project will not require grading. The property is a 6.29 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 021-010-046, located at **2040 Las Canoas Road** in the area, First Supervisorial District. (Continued from 8/24/07 & 9/21/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 7 to 0 to grant final approval on consent for 07BAR-00000-00185.

C-5. 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 **final approval on consent 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 & 11/02/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 7 to 0 to grant final approval on consent for 07BAR-00000-00226.

C-6. 07BAR-00000-00222 Blancarte Garage Conversion Goleta
07LUP-00000-00585 (Amy Trester, Planner) Jurisdiction: Goleta

Request of Joaquin Ornelas, agent for the owner, Normal Blancarte, to consider Case No. 07BAR-00000-00222 for **final approval on consent of conversion of the existing garage to habitable space of approximately 445 square feet, consisting of bedroom, full bathroom, and den.** The following structures currently exist on the parcel: residence of approximately 1,320 square feet with an attached garage of approximately 445 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-202-005, located at **4785 Baxter Street** in the Goleta area, Second Supervisorial District. (Continued from 9/21/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 7 to 0 to continue 07BAR-00000-00222 with comments for further final approval on consent.

COMMENTS:

- a. **Provide plant materials list with quantity and sizes.**
- b. **Provide additional landscape to the front of the house on the northwest side (soften corner of house).**
- c. **Clarify the proposed fence treatment.**
- d. **Address improving the driveway paving.**

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Puck Erickson is now on the telecommunications committee.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 07BAR-00000-00052 El Colegio Road Improvements Isla Vista
07DVP-00000-00008 (Errin Briggs, Planner) Jurisdiction: DVP

Request of Joy Hufschmid of the County of Santa Barbara, to consider Case No. 07BAR-00000-00052 for **further conceptual review of roadway improvements of approximately 255,840 square feet and 60, 620 square foot of landscaping.** The following development currently exists on the site: curb, gutter, sidewalk, roadway paving, landscaping, and lighting. The existing development area at this location includes approximately 124,880 square feet of existing street and sidewalk and 191,580 square feet of existing landscaping. The total project area is approximately 316,460 square feet. The proposed project is located with the County road right-of-way, zoned SR-H and located along El Colegio Road between Stadium Road and Camino Del Sur in the Isla Vista/UCSB area, Third Supervisorial District. (Continued from 3/30/07)

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. Project phases must be integrated; BAR understands that phase 2 will include planted medians up El Colegio to Storke Road.
- b. *Quercus virginiana* is an excellent tree choice for the median.
- c. Shoe box light is unacceptable; if choices are limited to Edison fixtures, BAR could support the bell fixture with finial.
- d. Poles should be rounded and dark, preferably black.
- e. Consider purpose of lighting:
 - To achieve a pedestrian scale, median poles should be lower.
 - If higher median poles are desired to achieve the look of a “boulevard”, be aware that fixtures will ultimately be within the oak tree canopies; additionally, some pedestrian scale element, such as banners, should be added.
 - If higher poles are used in the median, consider adding pedestrian lighting to south side of street.
- f. Consider pavers instead of a painted median up Los Carneros; where you can get an eight foot wide planted median, consider introducing into the project.
- g. Project is cleared for PC approval.
 - Return with UCSB DRC comments.
 - Return also with UCSB DRC-approved landscaping associated with San Clemente project to provide context for plantings adjacent to view corridors to the SY Mountains
 - Return with more developed design in respect to median trees and lights to allow for a full discussion about the height and spacing of the poles and fixtures.

Public Comments:

Craig Geyer (Phasing of project, safety, lighting, traffic and circulation)

Bruce Murdock (El Colegio road access/improvements)

2. **07BAR-00000-00271** **Clearwire Wireless Communication Facility** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Robert McCormick, agent for the owner, Clearwire Wireless, to consider Case No. 07BAR-00000-00271 for **conceptual review of a wireless communications facility of approximately 50 square feet.** The following structures currently exist on the parcel: three wireless carries on antenna mounts of approximately 15 feet in height, tow carriers located on an existing 50 foot monopole. The proposed project will not require grading. The property is a 143.48 acre parcel zoned REC and shown as Assessor’s Parcel Number 059-140-023, located at **4568 Calle Real** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- Landscaping screening around tower would be supported by BAR e.g. *Rhus integrifolia*, *Quercus agrifolia*, or toyon.
- Any landscaping would need temporary irrigation to establish.
- Applicant to return for preliminary/final approval full board.

3. **07BAR-00000-00039** **Hope Inn Hotel** **Santa Barbara**
07PRE-00000-00014 (Holly Bradbury, Planner) **Jurisdiction: Commercial/Urban Hillside Ridgeline**

Request of Madi Group, architect for the owner, State Street Hospitality., to consider Case No. 07BAR-00000-00039 for **further conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor’s Parcel

Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/16/2007 & 10/05/07)

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. **This project will set a precedent for the whole area. If done well, it will catalyze needed redevelopment in the area. As proposed, the scale of the building in the neighborhood is somewhat extreme, hence design is critical.**
- b. **The front (north) elevation is critical to the success of the project. Currently it is overly massive and is working against the project.**
 - **Elevation needs to be calmed: use simple shapes in a balanced composition.**
 - **Elevation needs to step down to a pedestrian scale; introduce playfulness of height and planes, lights and shadows evident in the proposed east elevation.**
 - **Oblique entry at northwest corner is out of character with the rest of the building which has a traditional style and nice articulation to break down the scale; restudy. Eliminate use of canopy.**
 - **The east elevation is working well; however, two story glass arches deviate from small scale at rest of façade; restudy proportions of archways.**
- c. **Form on paving is fun; use palms to reinforce.**
- d. **Incorporate planters at different levels on the exterior of the building.**

4. **07BAR-00000-00261 Lumberg New Residence/Garage Goleta**
07CDH-00000-00031 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Douglas Keep, architect for the owner, Sylvia Lumberg, to consider Case No. 07BAR-00000-00261 for **conceptual review of a new residence of approximately 3,502 square feet with detached garage of approximately 490 square feet. The proposed development is located on an oceanfront lot and with the 75 year bluff-top setback.** No structures currently exist on the parcel. The proposed project will require approximately 495 cubic yards of cut and fill. The property is a .72 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-020 located at **5267 Austin Road** in the Goleta area, Second Supervisorial District.

Project received 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. **Proposed home has the potential for a very big presence on the bluff and in the neighborhood; possibly too much house for the site.**
- b. **Second story mass is out of proportion with the rest of the house; plates are very high; restudy.**
- c. **West elevation is too flat; restudy.**
- d. **Project will require a site visit but reconsideration of the design and a return to the BAR should occur first as story poles will be necessary and the design needs reconsideration.**

5. **07BAR-00000-00257 Brunet Addition to Residence and Garage Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Monica Vandeventer, agent for the owner, Brunet Family Trust, to consider Case No. 07BAR-00000-00257 for **conceptual review of a residence addition of approximately 1,006 square feet and addition to garage of approximately 293 square feet.** The following structures currently exist on the parcel: residence of approximately 2,117 square feet and attached garage of approximately 503 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-260-010, located at **936 Camino Del Retiro** in the Santa Barbara area, Second Supervisorial District.

Project received 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 is not supportive of stacking the proposed second story above the garage.**
- b. **South elevation is top heavy.**
- c. **Restudy roof form over garage.**
- d. **There needs to be more interaction between the proposed addition and the existing house; the project as a whole must appear to be one composition.**
- e. **Consider three equal sized garage doors.**
- f. **Architect to review East Goleta Design Guidelines and explain to BAR at next meeting how design responds to Guidelines.**

6. 07BAR-00000-00241 Poley Garage Conversion, New Garage Santa Barbara
07LUP-00000-00658 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Bildsten and Sherwin Design Studio Inc., architect for the owners, Heidi and Jason Poley, to consider Case No. 07BAR-00000-00241 for **further conceptual review/preliminary approval of the conversion of existing garage to habitable space of approximately 745 square feet and new attached garage of approximately 618 square feet.** The following structures currently exist on the parcel: residence of approximately 2,038 square feet with attached garage of approximately 745 square feet. The proposed project will not require grading. The property is a 0.16 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-560-002, located at **5225 Calle Luarda** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/05/07)

ACTION: C. Roberts moved, seconded by Rivera and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00241. 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. **Consider aligning front elevation of garage with front elevation of new bedroom area to achieve symmetry.**
- b. **Consider raising the gable over the entry.**
- c. **Consider realigning the proposed site walls at entry for better emphasis.**
- d. **Project received preliminary approval.**
- e. **Return for final on consent.**

7. 07BAR-00000-00276 Rowe Residence Addition and New Garage Santa Barbara
(No Assigned Planner) Jurisdiction: Goleta

Request of Greg Rech, architect for the owners, John and Ruth Rowe, to consider Case No. 07BAR-00000-00276 for **conceptual review of residence addition of approximately 741 square feet and replace a garage of approximately 456 square feet with a garage/workshop and storage of approximately 1,275 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,187 square feet and garage of approximately 456 square feet. The proposed project will require approximately no cubic yards of cut and approximately 45 cubic yards of fill. The property is a .57 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-690-011, located at **613 Corte Bella** in the Santa Barbara area, Second Supervisorial District.

Project received 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. **Nice addition to home**
- b. **Chimney cap makes the chimney element too high; consider using a chimney pot.**
- c. **Wing walls around BBQ should be thicker (e.g. 18")**
- d. **OK to return for preliminary approval.**

8. 07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara

(No planner assigned)

Jurisdiction: Ridgeline - Urban

Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/19/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 4 to 0 (Ellinwood and Froscher absent) to drop 07BAR-00000-00244 due to agenda error. See Agenda Status Report.

9. 07BAR-00000-00272 Fries New Residence Santa Barbara

(No Assigned Planner)

Jurisdiction: Goleta

Request of Glen Fries, architect for the owner, Scot Fries, to consider Case No. 07BAR-00000-00272 for **conceptual review of a new residence of approximately 3,955 square feet and garage of approximately 895 square feet.** No currently exist on the parcel. The proposed project will require approximately 950 cubic yards of cut and approximately 250 cubic yards of fill. The property is a .64 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-009 located at **1366 Via Veneto** in the Santa Barbara area, Second Supervisorial District.

Project received 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. **The BAR is supportive of the single story solution, however plate heights are too high for the style.**
- b. **Entry tower appears out of character; stair tower competes with entry tower.**
- c. **Stylistically, architecture is internally inconsistent i.e., craftsman with spanish influence; nice forms that don't relate to eachother: simplify and unify design.**
- d. **Lower plate height on garage and consider rotating garage so that it does not present itself to street; currently the garage is the most prominent element of the structure.**
- e. **Provide landscape screening at property lines.**

10. 05BAR-00000-00201 Rose/Cal Orchard As-Built Greenhouses and Shadehouses Santa Barbara

05DVP-00000-00022 (Alex Tuttle, Planner)

Ridgeline: N/A/Urban/Rural

Request of Raymond Appleton, agent for the owners, James and Lauris Rose, to consider Case No. 05BAR-00000-00201 for **preliminary/final approval of as built greenhouse additions and as built shade houses of approximately 39,279 square feet.** The following structures currently exist on the parcel: office building of approximately 1,240 square feet, storage structure of approximately 425 square feet, greenhouse of approximately 10,800 square feet and two sheds approximately 96 square feet each. The proposed project will not require grading. The property is a 2.33 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 065-290-026, located at **1251 Orchid Drive** in the Goleta area, Second Supervisorial District. (Continued from 9/9/05)

ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 7 to 0 to grant preliminary and final approval of 05BAR-00000-00201. No further comments were made by the Board of Architectural Review members present for this project.

Mission Canyon/Santa Barbara/Hope Ranch Areas

- 11. 07BAR-00000-00264 Vogel Landing and Beach Access Staircase Hope Ranch**
06CDH-00000-00264 (J. Ritterbeck, Planner) Jurisdiction: Coastal
- Request of Charles McClure, architect and Jonathan Leech, agent for the owners, Jack and Cynthia Vogel, to consider Case No. 07BAR-00000-00264 for **conceptual review of repairs and remedial modifications to portions of an existing beach-access staircase involving approximately 20 linear feet and the base of stair and landing located on the beach. Also included is the removal of unpermitted development within the bluff-top setback including a gazebo, spa and deck.** The following structures currently exist on the parcel: a residence with attached garage of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.21 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-003, located at **4167 Creciente Drive** in the Hope Ranch area, Second Supervisorial District.
- Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- **Proposed landing is unbalanced in its form; batter landing on both sides or otherwise make it visually balanced. Confirm proposed architectural treatment of remnant landing once demolition is complete.**
 - **Clarify the proposed location of stairs on structural drawings and make all drawings conform to each other.**
- 12. 07BAR-00000-00097 Steele Demolition/New Residence Mission Canyon**
07LUP-00000-00584 (Eric Gage, Planner) Jurisdiction: Mission
- Request of Bill Wolfe, Pacific Architects, architect for the owner, Robert Steele, to consider Case No. 07BAR-00000-00097 for **further conceptual review of a demolition/rebuild of a residence of approximately 3,500 square feet.** The following structures currently exist on the parcel: 1,500 square feet. The proposed project will require approximately 725 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 10,413 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-114-015 located at **2716 Williams Way** in the Mission Canyon area, First Supervisorial District. (Continued from 5/25/07 & 6/22/07)
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **BAR appreciates applicant's response to their comments.**
 - b. **Nice proportions.**
 - c. **Prefer SB sandstone.**
 - d. **Consider loosening up rear retaining wall.**
 - e. **Return for preliminary/final before the full board.**
- 13. 07BAR-00000-00266 Whitney New Garage and Recreation Room Mission Canyon**
(No Assigned Planner) Jurisdiction: Mission
- Request of Carl Lindgerg, architect for the owner, Mark Whitney, to consider Case No. 07BAR-00000-00266 for **conceptual review of a new garage of approximately 378 square feet with a recreation room addition atop the garage of approximately 378 square feet. The existing garage of approximately 288 square feet will be demolished. The following structures currently exist on the parcel: a residence of approximately 2,361 square feet and garage of approximately 288 square feet.** A Second Residential Unit is proposed but is not under review by the full SBAR. The proposed project will not require grading. The property is a .50 acre parcel zoned R-1 and shown as Assessor's Parcel Number 023-221-040, located at **2685 Foothill Road** in the Mission Canyon area, First Supervisorial District.

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

COMMENTS:

- a. **Sweet little building.**
- b. **Consider making walls thicker.**
- c. **Consider eliminating arches on shuttered windows.**
- d. **OK for preliminary/final on consent**

14. 07BAR-00000-00196 Tobasgo Trust Observatories Mission Canyon

07LUP-00000-00523 (Errin Briggs, Planner)

Jurisdiction: Ridgeline - Rural

Request of Patrick Berg, architect for the owners, Tabasgo Trust, to consider Case No. 07BAR-00000-00196 for **final approval of three telescope observatory structures of approximately 549 net square feet with observation pad of approximately 1,257 square feet.** The following structures currently exist on the parcel: residence of approximately 2,390 square feet, pool cabana of approximately 100 square feet, two gazebos, storage sheds, and water tanks. The proposed project will require approximately 72 cubic yards of cut and approximately 77 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Mission Canyon area, First Supervisorial District. (Continued from 8/24/07 & 10/05/07)

ACTION: Froscher moved, seconded by Rivera and carried by a vote of 7 to 0 to grant final approval of 07BAR-00000-00196. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- ***Baccharus* may be too flammable for the proposed application; investigate.**

15. 04BAR-00000-00140 Tobasgo Trust New SFD and Detached Garage Mission Canyon

06LUP-00000-00841 (Errin Briggs, Planner)

Jurisdiction: Ridgeline - Rural

Request of Patrick Berg, architect for the owners, Tobasgo Trust, to consider Case No. 04BAR-00000-00140 for **preliminary approval of a new, approximately 2,751 square foot (net) single-family residence with attached 775 square foot (net) basement and detached 784 square foot garage, a new 1,200 square foot (net) detached residential second unit (not for SBAR review) with a attached 587 square foot (net) garage and storage, new pool cabana with 230 square foot enclosed bathrooms and 240 square foot pool equipment and storage structure.** Also proposed is the demolition of an existing 2,315 square foot single-family residence, existing 100 square foot pool cabana and swimming pool, tow storage buildings and a gazebo. Additionally there is a proposal to remove three 5,000 gallon and one 10,000 gallon water tanks to be replaced with two low profile 20,000 gallon water tanks. The following structures currently exist on the parcel: a residence of approximately 2,315 square feet and pool cabana of approximately 100 square feet. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Mission Canyon area, First Supervisorial District. (Continued from 7/16/04 and 8/24/07 & 10/05/07)

ACTION: Froscher moved, seconded by Rivera and carried by a vote of 7 to 0 to grant to continue 04BAR-00000-00140 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project.

COMMENTS:

- **Beautiful structure.**
- **Return for final with landscaping, color and materials board and lighting plan.**

Toro Canyon/Summerland/Carpinteria Areas

- 16. 07BAR-00000-00108 Levin Exterior Alteration Toro Canyon/Carpinteria**
07CDH-00000-00017 (Eric Gage, Planner) Jurisdiction: Coastal
- Request of Shubin and Donaldson architect for the owner, Claire Levine, to consider Case No. 07BAR-00000-00108 for **preliminary/final approval of an exterior façade alteration**. The following structures currently exist on the parcel: a residence of approximately 2,737 square feet, garage of approximately 547 square feet and guest house of approximately 646 square feet. The proposed project will not require grading. The property is a 1.17 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-027, located at **3595 Padaro Lane** in the Toro Canyon/Carpinteria area, First Supervisorial District. (Continued from 6/08/07)
- ACTION: C. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Ellinwood stepped down) to grant final approval of 07BAR-00000-00108. No further comments were made by the Board of Architectural Review members present for this project.**
- 17. 06BAR-00000-00281 Sheridan Residence Addition Toro Canyon**
06LUP-00000-01120 (Nicole Mashore, Planner) Jurisdiction: Toro
- Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 for **preliminary approval of a garage addition of approximately of approximately 143 square feet, residence addition of approximately 1,404 square feet (including 777 square foot first floor addition and 834 square foot second story playroom addition) and an interior remodel of approximately 3,010 square feet. One Sycamore tree is proposed for removal**. The following structures currently exist on the parcel: a residence of approximately 4,528 square feet, garage of approximately 722 square feet and guest house of approximately 800 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 10.26 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-013, located at **892 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/5/07 & 1/19/07)
- ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 7 to 0 to continue 06BAR-00000-00281 for further preliminary/final approval. No further comments were made by the Board of Architectural Review members present for this project.**
- 18. 06BAR-00000-00009 Siegel New Residence, Garage, Accessory Structure Toro Canyon**
06CDH-00000-000001 (Holly Bradbury, Planner) Jurisdiction: Toro
- Request of Wayne La Brie, architect for the owner, Robert Siegal, to consider Case No. 06BAR-00000-00009 for **final approval of a new residence of approximately 3,675 square feet, and detached garage/accessory space of 875 approximately square feet**. The following structures currently exist on the parcel: a residence of approximately 1,450 square feet and garage of approximately 605 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/10/06, 5/12/06, 6/23/06, 7/21/06, 10/27/06, 12/08/06, 1/19/07, 2/09/07, and 3/30/07)
- ACTION: Romano moved, seconded by Froscher and carried by a vote of 7 to 0 to grant final approval of 06BAR-00000-00009. No further comments were made by the Board of Architectural Review members present for this project.**
- 19. 05BAR-00000-00282 Claus LLC Mixed-Use Toro Canyon**
07TRM-00000-00002, 07DVP-00000-00002 (Nicole Mashore, Planner) Jurisdiction: DVP
- Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **further conceptual review of a mixed-use building consisting of commercial use of approximately 4,718 square feet with 2,260 square feet of commercial porch/deck and 400 square feet of commercial covered parking and residential use of approximately 5,140 square feet with 695 square feet of residential balcony and 1,009 square feet of residential covered parking**. The following structures currently exist on the

parcel: an industrial building used as a retail showroom of approximately 1,100 square feet to be demolished. Project also included the demolition of existing paving. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 17,127 square foot parcel zoned C-1 and shown as Assessor's Parcel Numbers 005-450-002, 005-450-001 and 005-450-003 located at 3717 Santa Claus Lane in the Carpinteria area, First Supervisorial District. (Continued from 12/02/05 5/19/06 & 7/21/06)

Project received further conceptual review only, no action was taken. (Froscher abstains from the project.) Applicant to return for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Vertical clustering is successful in providing public views of the ocean; BAR strongly supports architectural approach of vertical clustering rather than an approach, approvable under ordinance, that uses a 16 foot height and single story across the lot as the single story setback to setback approach would block all views of the ocean.**
- **BAR supports exceeding the 16 foot height limit in light of successful design.**
- **Character of project is consistent with beach setting.**
- **Project is ready for preliminary BAR approval and so also for PC review.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Martha Gray moved, seconded by Chris Roberts, and carried by a vote of 7 to 0) that the meeting was adjourned until 9:00 A.M. on Friday, November 30, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:30 P.M.