

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of November 18, 2005

Robin Donaldson	Chair	Santa Barbara County
Kathryn Dole	Co-Vice Chair	Engineering Building, Room 17
James King	Co-Vice Chair	123 East Anapamu Street
Bethany Clough		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Valerie Froscher		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	BAR Secretary	
Peter Imhof	Planner III	

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
James King	2 nd 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: Kathryn Dole.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (Dole, Froscher and King absent) to:
 - Drop 05BAR-00000-00176 Smyth Demolition/New Residence and Garage from the agenda at the request of the Applicant and Planning and Development.
- III. **MINUTES:** Clough moved, seconded by Fisher-Miller to table the minutes of October 28, 2005 and a November 4, 2005 to the meeting of December 2, 2005.

IV. CONSENT AGENDA:

**C-1. 05BAR-00000-00151 Henderson Residence Addition Summerland
05MOD-00000-00005 (Robert Dostalek, Planner) Jurisdiction: Ridgeline - Urban**

Request of Victor Schumacher, architect for the owner, John Henderson, to consider Case No. 05BAR-00000-00151 for **final approval on consent with modification findings of a residence addition of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,557 square feet and garage of approximately 564 square feet. The proposed project will not require grading. The property is a 5,988 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-153-009, located at **144 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 7/15/05 & 8/19/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 7 to 0 (Dole absent) to grant final approval on consent of 05BAR-00000-00151.

**C-2. 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 **final approval on consent 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 & 11/04/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 7 to 0 (Dole absent) to grant final approval on consent of 05BAR-00000-00217.

**C-3. 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 exiting 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 & 11/04/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 7 to 0 (Dole absent) to grant final approval on consent. The following conditions were made by the Board of Architectural Review members present for this project:

CONDITIONS:

- Use darker color, agrees with Mission Canyon.
- Update plans to conform. Check plans A-4.1.

C-4. 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 & 11/04/05)

ACTION: Clough moved, seconded by Miller-Fisher and carried by a vote of 7 to 0 (Dole absent) to grant revised final approval on consent for the landscape lighting plan only of 03BAR-00000-00114.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Kris Miller-Fisher: Proposals for Pardall Road Landscape Plan RFP are due Monday.**
- **Robin Donaldson: Pilot PC/BAR joint meeting went well as a process in general. A lot of exchange between PC and BAR made clear what issues the applicant faces. A less formal roundtable discussion might help process.**

VI. STAFF UPDATE:

Presentation on Regional BAR changes by Ron Cortez, Jason Stillwell and Jennifer Slayman with handout including

- **BAR member notice, schedule, map and ordinance:**
- **Ordinance changes already approved. Second readings are usually much faster than first.**
- **New BARs should be in place by mid-January. Members are needed.**
- **Currently sitting BAR members must reapply. Experienced BAR members will help transition. Supervisor Firestone would like two sitting BAR members to join CBAR.**
- **Applications will be available after second reading of ordinance and are due Friday, 12/9. Online form is available.**
- **For SBAR, there will be staggered terms initially:**
 - 1st District, SBAR, 2 three-year terms**
 - 2nd District, SBAR, 3 one-year terms**
 - 3rd District, SBAR, 2 three-year terms**

BOS appointments will take place on 1/3/06. A videotaped training session for BAR members will take place on 1/6/06 in the PC hearing room.

BAR Discussion:

- Discussion of member of recruitment.**
- Transition on projects, some meeting will be needed. Locations for CBAR being investigated.**
- Location for CBAR is being investigated.**
- BAR composition: at least one of each profession (architect and landscape architect) should be required. Ron will check with counsel and address at 11/22 BOS meeting.**
- Two meetings per month are needed for SBAR and probably CBAR.**

VII. STANDARD AGENDA:

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

1. **04BAR-00000-00104 The Winery (Warehouse) at Los Alamos LLC Los Alamos**
03DVP-00000-00021 (Adam Baughman, Planner) Jurisdiction: DVP

Request of Larry Thibeault, agent for the owner, The Winery at Los Alamos LLC, to consider Case No. 04BAR-00000-00104 for **preliminary/final approval of a development of a Wine Barrel Warehouse/Storage Facility of approximately 36,368 square feet with 8,030 square feet of paving and a water tank of approximately 920 square feet. The proposed structure would be completely underground, 26' in height from finished floor to the rooftop, and not visible from US Highway 101. The facility (specifically, the loading dock area) would only be partially visible from Bell St. Landscaping is proposed to screen/soften views of the project from public viewing areas and roof-top mounted equipment is prohibited.** No structures currently exist on the parcel. The proposed project will require approximately 25,600 cubic yards of cut, 340 cubic yards of fill, and approximately 25,260 cubic yards of export. The property is a 2.32 acre parcel zoned 100-AG (proposed change to AG-II-40) and shown as Assessor's Parcel Number 101-100-023, located at **a parcel south of Highway 101, west of Cat Canyon Road, and east of Bell Street, northwest of Los Alamos, in the Los Alamos area, Third Supervisorial District. (Continued from 6/25/04)**

ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 6 to 0 (Donaldson and Dole absent) to grant final approval of 04BAR-00000-00104. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **4 inches seems a very thin soil layer for a planted roof. Suggest having a soils lab (e.g. Wallace Labs) confirm that this thickness will be adequate.**
- b. **Make sure edges of shrub planting are informal.**

2. **05BAR-00000-00264 Gormley New Wall Sign Los Alamos**
05LUP-00000-01171 (Florence Trotter-Cadena, Planner) Jurisdiction: Sign

Request of Gerald L. Gormley, owner, to consider Case No. 05BAR-00000-00264 for **conceptual review of a projecting sign of approximately 3 square feet on Bell Street frontage and one wall sign on the Helena Street frontage.** The following structures currently exist on the parcel: a building of approximately 1,200 square feet and structure with two bathrooms of approximately 300 square feet. The proposed project will not require grading. The property is a 5000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 101-191-002, located at **508 Bell Street** in the Los Alamos area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to resubmit for final approval on consent at the meeting of December 2, 2005. No further comments were made by the Board of Architectural Review members present for this project.

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **05BAR-00000-00162 Vogue/San Marcos Self Storage Signage Santa Barbara**
05SCC-00000-00015 (Amy Trester, Planner) Jurisdiction: Sign

Request of John Larson, M. Timm Development, agent for the owners, Vogue Sign Company, to consider Case No. 05BAR-00000-00162 for **preliminary/final approval of three new signs of approximately 2'3 3/4" by 8'2 1/2", 2'9" by 10'7" and 4' by 5'4".**The following structures currently exist on the parcel: a storage facility. The proposed project will not require grading. The property is a 2.06 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-110-026, located at **4093 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/12/05 & 9/09/05)

ACTION: Froscher moved, seconded by Roberts and carried by a vote of 5 to 0 (Donaldson and Dole absent) to continue 05BAR-00000-00162 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Relationship of monument sign to building is still a concern. Logo characters do not fit with character of site. Design of sign hasn't changed.**
- b. **Sign should be subtle.**
- c. **Consider making sign part of wall. Consider a continuous taupe/blue background.**
- d. **Haloed lighting approach is acceptable.**

**4. 04BAR-00000-00200 Abston Residence Addition Mission Canyon
04MOD-00000-00014, (Mark Walter, Planner) **Jurisdiction: Ridgeline: Urban**
04LUP-00000-01242**

Request of Gretchen Zee, architect for the owners, Lorraine and Bryan Abston, to consider Case No. 04BAR-00000-00200 for **final approval of modification of the front yard setback from the road right-of-way and an addition and remodel of approximately 1,672 square feet to an existing residence. The setback modification would result in a setback reduction of 2.0 feet (10%) from the road right-of-way.** The following structures currently exist on the parcel: a residence of approximately 1,272 square feet and garage of approximately 240 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 60 cubic yards of fill. The property is a .10 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-212-032, located at **2964 La Combadura** in the Mission Canyon area, First Supervisorial District. (Continued from 8/13/04 & 4/29/05)

ACTION: Miller-Fisher moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson and Dole absent) to grant final approval of 04BAR-00000-00200. The following conditions were made by the Board of Architectural Review members present for this project:

CONDITIONS:

- a. **Stone siding at base should be continued around all building façades.**
- b. **Approved colors: base color 1C1 Georgian Ivory 40 YY 62/134, Windows/doors: Eagle Slate.**

**5. 05BAR-00000-00226 Maxwell Residence Remodel / Addition Santa Barbara
05CDH-00000-00032 (Alice Daly, Planner) **Jurisdiction: Design Overlay****

Request of Jack Maxwell, owner, to consider Case No. 05BAR-00000-00226 for **further conceptual review of a remodel and one story addition of approximately 1,800 square feet to an existing one story residence.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet with an attached garage of approximately 450 square feet. The proposed project will not require grading. The property is a 2.33 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-020, located at **4865 Vieja Drive** in the Goleta/Hope Ranch area, Second District Supervisorial District. (Continued from 10/14/05 and Site Visit 11/01/05)

Project received further 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:

Public Comment:

- **Valerie Olson: House is on east-west trail. One more large house on More Mesa. Review of surrounding development. Precedential effect. Impacts to ESH. Color too light. Difficulty on past projects with enforcing conditions. Visibility is core concern. Conditions are meaningless if not enforced.**
- **Cynthia Gray: Very concerned. Creeping precedent created by large houses. Impacts views from Mesa. House is too large and doesn't fit in.**

BAR Comments:

- a. **Color needs to be restudied. Earthtones are preferred.**
- b. **BAR cannot protect private views.**

- c. **BAR is concerned with enforcement and intent. Questions whether Las Brisas colors conform to BAR-approved plans. BAR supports use of monitoring bond to insure that project conforms to approved project.**
- d. **Weakest elevation is south elevation. BAR Suggests covering doors and windows, though elevation is not visible.**
- e. **Exterior space between house and hillside is canyon-like and dark. Integrate habitable space better with the slope.**

6. 05BAR-00000-00255 Isovich Demolition/New Residence Hope Ranch
05LUP-00000-01149, (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**
05MOD-00000-00011

Request of Jim Satzinger, architect for the owners, Angel and Lisa Isovich, to consider Case No. 05BAR-00000-00255 for **conceptual review/preliminary approval of new residence of approximately 3,408 square feet and attached garage of approximately 684 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,401 square feet to be demolished. The proposed project will require approximately 31 cubic yards of cut and approximately 96 cubic yards of fill. The property is a 27,091 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-016, located at **4025 Lago Drive** in the Hope Ranch area, Second Supervisorial District.

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 6 to 0 (Donaldson and Dole absent) to grant preliminary approval of 05BAR-00000-00255. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Stairwell wall offers opportunity to make house more beautiful and give more artistry.**
- b. **Open up wall or change material.**
- c. **Positive comments**
- d. **Preliminary approval with modification finding.**

7. 03BAR-00000-00254 Warburton New Residence Mission Canyon
(No Planner Assigned) **Jurisdiction: Ridgeline: Urban**

Request of Carl Lindberg, agent for the owner, Jeff Warburton, to consider Case No. 03BAR-00000-00254 for **revised conceptual review of a new residence of approximately 2,216 square feet and garage of approximately 486 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 950 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 8,751 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-161-019, located at **2982 Glen Albyn Road** in the Mission Canyon area, First Supervisorial District. (Continued from 10/03/03)

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. **Chimney should be pushed back to eliminate long, vertical line.**
- b. **House appears very large for 2,200 square-feet. Appears bulky.**
- c. **Very difficult site. This style may not work with this site. Architecture is not well-suited to steep site. May be necessary to be more adventurous, create unique solution. Roof forms need not be uniform.**
- d. **Two-story wall and retaining wall are at odds. They create a dark, narrow space that will not be usable. Work to bring hillside into design.**
- e. **Look at successful Italian hill town treatments.**
- f. **Keep house narrower. Bring some upper floor mass toward front.**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. 05BAR-00000-00262 Lee Commercial Signage (Sushiya) Goleta
05SCC-0000-00020 (Amy Trester, Planner) **Jurisdiction: Sign**

Request of Jeachoul Shin, agent for Dong Sik Lee, to consider Case No. 05BAR-00000-00262 for **conceptual review of 3 wall signs of approximately 25.5 total square feet**. The following structures currently exist on the parcel: a commercial building. The proposed project will not require grading. The property is a .44 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-003, located at **955 Embarcadero Del Mar** in the Goleta area, Third 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. **Information from planner needed about conformity with sign ordinance.**
- b. **Back-lit (internally lit) signs are not favored.**
- c. **Photos of neighboring businesses are desirable.**
- d. **IV Masterplan contemplates subtle lighting. Wood, externally lit or pin-mounted letters are preferred.**
- e. **Size of sign is acceptable.**

9. Discussion Ballantyne New Residence, Guesthouse and Barn Gaviota
05LUP-00000-00611 (Allen Bell, Planner) **Jurisdiction: Section 2-33.12c**

Request of Santa Barbara Planning and Development for BAR to render its advice on a proposal by the owner, Lynn Ballantyne, for the **construction of a new residence of 9,300 square feet with a basement of 696 square feet, new guesthouse of 800 square feet with attached garage of 568 square feet and new barn of 1,200 square feet**. No structures currently exist on the parcel. The proposed project will require 6,000 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 Gaviota area, Third Supervisorial District. (Continued from 9/09/05 and Site Visit 11/15/05)

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

COMMENTS:

Staff presentation: BAR discussion item. Staff seeks BAR input on visual resource policy interpretation. Applicant is advised that BAR full comments may become binding in the event that BAR review is required as a project condition.

Public Comment:

Mike Lunsford:

- **Procedural abnormalities. Where project has already been determined inconsistent by staff, BAR shouldn't review. Raises false expectations that minor tweaking of design will solve problems. Superficial changes won't solve fundamental issues. Importance of keeping Gaviota Coast rural and agricultural. Project is starkly in contrast to surrounding environment, disrespectful of landscape. Changes don't solve inconsistencies. House triggers Hillside/Ridgeline Development Standards. Requests that BAR reject review until project conforms to policy and ordinance. Green features also don't solve issues.**

Collean Beall, GCC:

- **Supports staff memo findings. Important site. GCC is confused and concerned about process. At what point do appeals occur? Public can't see plans. Landscape plan doesn't show trees or fence. Site shouldn't have been stripped bare. Berming does not minimize grading.**

Ed Easton:

- **Commends original BAR comments and staff comments. Project design not acceptable on Gaviota Coast. Size, stark modern design, contrived landscaping make house stand out. Highly visible on ridgeline, breaks skyline. Landscaping can't solve problems just by screening. Intent of visual resource is policy is clear.**

Nancy Gardines, neighbor:

- **Closest neighbor. Bought lot in 80s on Vereda del Padre. Visual resource policies afford protection. Project seeks exception to rule.**

Joan Bolton, neighbor:

- **Three issues: (1) Skyline, house does protrude into, (2) Roof lines of accessory structures. Is a wellhouse proposed that is not on plans? (3) Aesthetics. House looks institutional. Landscaping is excessive, will require lots of water. 10,000 ft.² of turf is excessive. Heavy irrigation could affect slope stability.**

Applicant's Rebuttal:

- **Project is not on Gaviota Coast. Project is immediately adjacent to urban development [but is in rural area].**

Peter Brown for applicant:

- **Staff memo contains the same language as before. Length is same. The decision-makers can override staff recommendations. Gaviota Coast commentary treats all parcels the same. Letter sent to staff re: compatibility.**

BAR Comments:

Bethany Clough disclosure: spoke with applicant.

- a. BAR supports staff position. Project places many issues at stake. Visually the subject parcel is part of the Gaviota Coast, which is at a crossroads. Projects that affect Gaviota must be closely scrutinized. Ridgeline development guidelines apply to this site.**
- b. Broad question of policy: visibility of houses. There is a substantial overlap of BAR findings and visual resource policies.**
- c. Scale and design of house are not compatible with natural environment. House proposed is too large. Design does not take an organic enough approach. Program exceeds the site's "carrying capacity." Site could handle a large house if it does not intrude into the skyline. This house could be sited differently to avoid visual impacts.**
- d. Project breaks skyline and is not subordinate to land forms. House design does not meet policy. Given curve of house layout, the length of the house should be measured as a circumference, not as an orthographic projection. Landscape screening can't be relied on to screen structure.**
- e. Stylistically, a long mass of glass will not work in this setting. A barn-like structure nestled into landscape would be more appropriate.**
- f. For this location, landscaping must be closely scrutinized. This area has the natural, smooth look of grassland and pasture. Use of citrus is a good idea, but planting arrangement must create natural flows. If citrus is used, it must mirror patterns of Gaviota orchards. Orchards might be more appropriate on the back side of the hill, so that rolling grasslands are emphasized from 101.**
- g. Firs or pines do not reflect native vegetation and are not appropriate to the site. Shadowing structure behind with trees will not work on this ridge.**
- h. Too much turf is proposed. Take a closer look at materials and plants. Follow natural criteria and patterns. Utilize native plants and materials.**
- i. BAR is on front line of defense against impacts of big houses. BAR is being pushed into Planning Commission role, and policy rather than design discussions. BAR is uncomfortable with request to step into this role. A joint PC/BAR discussion may be desirable.**

Toro Canyon/Summerland/Carpinteria Areas

**10. 05BAR-00000-00176 Smyth Demolition/New Residence and Garage Summerland
05CDP-00000-00096 (Robert Dostalek, Planner) Jurisdiction: Ridgeline - Rural**

Request of Tom Meaney, architect for the owner, Lori Smith, to consider Case No. 05BAR-00000-00176 for **further conceptual/preliminary approval of a new residence of approximately 5,550 square feet and detached garage of approximately 750 square feet.** The following structures currently exist on the parcel: a residence to be demolished of approximately 7,450 square feet with a basement of approximately 2,420 square feet. The proposed project will require approximately 600 cubic yards of cut and fill. The property is a .93 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-110-004, located at **240 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 8/12/05)

Clough moved, seconded by Roberts and carried by a vote of 5 to 0 (Dole, Froscher and King absent) to drop 05BAR-00000-00176 from the agenda at the request of the applicant and Planning and Development. See Agenda Status Report.

11. 05BAR-00000-00235 Roulet Residence Additions Toro Canyon

02CDP-00000-00156 (Amy Trester, Planner) Jurisdiction: Toro
Request of Jeanne Roulet, owner, to consider Case No. 05BAR-00000-00235 for **preliminary approval of a first floor addition of approximately 957 square feet and second story addition of approximately 590 square feet.** The following structures currently exist on the parcel: a garage of approximately 1,000 square feet and second story unit of approximately 800 square feet. The proposed project will not require grading. The property is a 33,105 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-363-017, located at **3134 Via Real** in the Toro Canyon area, First Supervisorial District. (Continued from 10/14/05)

Project was not reviewed due to the lack of applicant representation.

**12. 05BAR-00000-00123 Alger Residence Addition/Remodel (Formally Frampton) Toro Canyon
Jurisdiction: Toro**

Request of Robert Senn, architect for the owner, Glenn Alger to consider Case No. 05BAR-00000-00123 for **further conceptual review 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 and Site Visit 11/04/05)

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

PUBLIC COMMENTS:

Applicant: Requests feedback on whether BAR can make height exemption. A 17.4' parapet needed.

Public Comment:

Paul Recsei:

- **16' height limit should be enforced. Exception sets a bad precedent. Romero Canyon Trail views are impacted.**

Barbara Briggs-Anderson, 1060 Ladera Lane:

- **Concerned about making house even bigger. Nightlighting impacts. Would like to see screening, landscaping.**

BAR Comments:

- a. Use of gentle berming and landscaping in walk-in basement will help soften this elevation.
- b. Discussion of applicable height limit, supportability of height exemption.
- c. Work on compressing addition above the basement, stepping back from first floor.
- d. Project is improvement over existing and should be supported. BAR would support height exemption with parapet lowered to 14 feet as far as possible.

13. 05BAR-00000-00254 RMP Family Trust Accessory Structure Carpinteria
05CDH-00000-00042 (Robert Dostalek, Planner) Jurisdiction: Ocean Lot

Request of Tom Ochsner, architect for the owner, RMP Family Trust, to consider Case No. 05BAR-00000-00254 for **conceptual review of a new detached BBQ Hut Structure of approximately 576 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,634 square feet, guesthouse of approximately 448 square feet and two car garage with storage of approximately 652 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 20,094 square foot parcel zoned 7-R-1, RES100, CZ and shown as Assessor's Parcel Number 004-031-012, located at **4599 Del Mar Avenue** in the Carpinteria area, First 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. Planning comments are needed. Any Carpinteria Marsh issues? Visibility? (BAR suggests asking Anne Almy.)
- b. Hut design does not work well with house architecture. Thatch roof structure will look odd next to existing house. Design must show clear hierarchy with house.
- c. Project should be sensitive to views.

14. 04BAR-00000-00297 Jimenez New Residence Carpinteria
04CDP-00000-00095 (Lisa Hosale, Planner) Jurisdiction: Section 2-33.12c

Request of Don Nulty, architect for the owner, Manuel Jimenez, to consider Case No. 04BAR-00000-00297 for **preliminary approval of a new residence of approximately 9,764 square feet and attached garage of approximately 606 square feet, and detached agricultural structure of approximately 856 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,000 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 13.27 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-101-047, located at **6858 Casitas Pass Road** in the Carpinteria area, First Supervisorial District. (Continued from 12/17/04)

ACTION: Frocher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole, King and Clough absent) to continue 04BAR-00000-00297 for further preliminary and final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. General positive comments.
- b. Landscape plan needed showing screening.

15. 03BAR-00000-00026 Frampton (formerly Brown) New Residence Toro Canyon
05LUP-00000-00807 (Dan Nemechek, Planner) Jurisdiction: Ridgeline - Rural

Request of Cearnal Andrulaitis Architects, architect for the owner, Kevin Frampton, to consider Case No. 03BAR-00000-00026 for **further final approval of a new residence of approximately 10,155 square feet, cabana of approximately 392 square feet with an adjacent trellis of approximately 625 square feet, an accessory structure of approximately 200 square feet, pool, tennis court, and landscaping.** The following structure currently exists on the parcel: A garage of approximately 2,043 square feet. The proposed project will require approximately 1,682 cubic yards of cut and approximately 985 cubic yards of fill. The property is a 12.81 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-018, located at **3010 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/11/03, 7/09/04, 8/13/04, 7/15/05 & 10/28/05)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, King and Clough absent) to continue 03BAR-00000-00134 for further final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

Paul Recsei:

- Outside lighting is not shielded or downcast. Examples from other Frampton projects.

Barbara Briggs-Anderson:

- Lighting concerns.

BAR Comments:

- a. Lighting fixtures do not comply with Condition 1. Must be low-glare, low-intensity, hooded and downcast. Minimize exterior lighting as much as possible.
- b. Elevations are acceptable.
- c. Landscaping plan is acceptable.
- d. Return with the gates, colors, and light fixture designs.

16. 05BAR-00000-00134 Montgomery Residence Addition Toro Canyon

05CDH-00000-00021 (Errin Briggs, Planner)

Jurisdiction: Toro

Request of Barry Horwitz, agent for the owner, Robert Montgomery, to consider Case No. 0BAR-00000-00134 for **preliminary/final approval of residence addition of approximately 1,413 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,438 square feet. The proposed project will require approximately 125 cubic yards of cut and fill. The property is a 0.9 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-034, located at **3319 Padaro Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 7/8/05)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole, King and Clough absent) to grant preliminary approval of 05BAR-00000-00134. Applicant to resubmit for final approval on consent with colors and details. No further comments were made by the Board of Architectural Review members present for this project.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Pamela Ferguson-Ettinger moved, seconded by Valerie Froscher, and carried by a vote of 5 to 0 (Kathryn Dole, James King and Bethany Clough absent) that the meeting was adjourned until 9:00 A.M. on Friday, December 2, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:15P.M.