



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of November 30, 2007**

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Jeremy Roberts Chair
Chris Roberts Vice Chair
Valerie Froscher
Martha Gray
Laurie Romano
Will Rivera
Anita Hodosy SBAR Secretary
Anne Almy Supervising Planner

COMMITTEE MEMBERS ABSENT: Scott Ellinwood resigned from SBAR.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT:

III. MINUTES: Romano moved, seconded by C. Roberts and carried by a vote of 6 to 0 to approve the Minutes of November 16, 2007.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00084 Meister Residence Addition Toro Canyon
07CDP-00000-00034 (Selena Buoni, Planner) **Jurisdiction: Toro**
Request of William Cooper, architect for the owners, Jeff and Heather Meister, to consider Case No. 07BAR-00000-00084 for **preliminary/final approval on consent of a residence addition of approximately 708 square feet.** The following structures currently exist on the parcel: a one story residence of approximately 1,146 square feet and workshop of approximately 400 square feet. The proposed project will not require grading. The property is a 17,424 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-351-003, located at **185 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District. (Continued from 5/11/07)

ACTION: Gray moved, seconded by Froscher and carried by a vote of 6 to 0 to grant final approval on consent of 07BAR-00000-000084.

C-2. 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 & 11/16/07)

ACTION: Gray moved, seconded by Froscher and carried by a vote of 6 to 0 to grant final approval on consent of 07BAR-00000-000082.

C-3. 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 **final approval on consent 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 & 11/16/07)

ACTION: Gray moved, seconded by Froscher and carried by a vote of 6 to 0 to grant final approval on consent of 07BAR-00000-000241.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Summerland has formed the SUMPAC for long range planning effort. Meeting is 12/5/07 at 6:00 p.m.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara
07DVP-00000-00031 (Alex Tuttle, Planner) Jurisdiction: Development Plan

Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for **conceptual review of a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- a. **BAR supports retention and restoration of existing home but needs more information on the exact parameters of restoration and the existing character of the residence.**
- b. **In terms of style, proposed new buildings do not appear to relate well to existing home; simplify details.**
- c. **Project appears to have only three floor plans for seven of the sites. The other four sites appear more site specific. Redundant floor plans could lead to a tract aesthetic inappropriate to the high end project applicant wants to achieve; consider unique floor plans for each home.**
- d. **In terms of site planning, project is very tight; paucity of space for new landscaping between homes is problematic.**
 - **Need graphic information describing streetscape as seen from both inside the project as well as from Patterson.**
 - **Houses arrayed along south of property appear fortress like and need to be loosened up.**
- e. **BAR has real concerns about the extent of proposed site manipulation as currently described; will need site sections through whole project to understand all site walls.**
- f. **Long walls along side elevations appear problematic; may be too much development on the site given the topography; the topography should guide the siting and design of the homes.**
- g. **BAR needs information about the affordable units.**
- h. **BAR needs information about the design of the proposed open space.**
- i. **Site visit with story poles will be necessary.**
- j. **Landscaped character of the knoll needs to be strengthened in the proposed design.**
- k. **Concern about extensive removal of vegetation/trees; need a tree inventory.**

2. **07BAR-00000-00203** **St. George Duplex** **Isla Vista**
07CDH-00000-00023 (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 conceptual review of a new two-story duplex of approximately 3,195 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)

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

COMMENTS:

- a. **Project appears to be going in a good direction but BAR needs to understand site context before commenting on the project.**
- b. **Site visit is necessary with corners of proposed building staked.**
- c. **Applicant is referred to Jeff Shelton's "village" on Laguna east of Carrillo.**

3. **07BAR-00000-00278** **Briner Garage Conversion** **Santa Barbara**
07LUP-00000-00732 (Lisa Martin, Planner) Jurisdiction: Goleta
Request of Eric Swenumson, agent for the owner, Alice Briner, to consider Case No. 07BAR-00000-00278 for **conceptual review of a garage conversion of approximately 441 square feet.** The following structures currently exist on the parcel: a residence of approximately

1,366 square feet and attached garage of approximately 41 square feet. The proposed project will not require grading. The property is an 11,630 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 061-020-094, located at **4645 Tajo Drive** in the Santa Barbara area, Second Supervisorial District.

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

COMMENTS:

- **Landscaping will be key to the success of the garage conversion.**
 - ✓ **Consider adding a sizeable planter in front of the converted garage; parking can pull back from the elevation without intruding into required setbacks.**
 - ✓ **Consider removing excess paving along west side of lot and plant the area.**
 - ✓ **Add trees into the front yard planting plan.**
- **OK for further conceptual/preliminary review.**

4. **07BAR-00000-00194 Doann Residence Addition/Remodel Goleta**
07LUP-00000-00643(Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Robert Pester, architect for the owner, Gwen Doann, to consider Case No. 07BAR-00000-00194 for **preliminary/final approval of an addition of approximately 293 square feet to the existing residence, new carport and trash enclosure of approximately 456 total square feet with deck addition of approximately 425 square feet above.** The following structures currently exist on the parcel: residence of approximately 2,994 square feet with an attached 2-car garage of approximately 415 square feet and detached barn of approximately 484 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-234-005, located at **4525 Via Maria** in the Goleta area, Second Supervisorial District. (Continued from 8/24/07 & 10/19/07)

Project was not reviewed due to lack of representation.

5. **07BAR-00000-00287 Hollstien New Residence, Garage and Barn Goleta**
07LUP-00000-00755 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jessica Grant of Penfield & Smith, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 07BAR-00000-00287 (*06BAR-00000-00172 previous BAR number*) for revised conceptual review of **new residence of approximately 4,000 square feet, a detached garage of approximately 840 square feet; residential second unit of approximately 1,200 square feet (not subject to SBAR review) with attached garage of approximately 480 square feet, barn of approximately 3,080 square feet and grading plan.** No structures currently exist on the parcel. The proposed project will require approximately 2,764 cubic yards of cut and 1,470 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-050, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06 & 1/05/07, 3/02/07 & 3/30/07 & 4/13/07)

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. **Architecture lacks creativity and is unsuccessful.**
- b. **Relationship between house and garage makes for an excessively long elevation.**
- c. **House does not relate well to the topography of the site.**
- d. **Need to develop outdoor areas; return with a landscape plan.**
- e. **Planner to check appropriateness of distance between buildings and permit path for eight foot high front yard wall.**
- f. **Revise plans to indicate fire department turnaround to substantiate format and layout of retaining wall.**
- g. **Return with site section through front yard wall and driveway**

6. **07BAR-00000-00238 Trenholme Garage Conversion, Carport** **Goleta**
07LUP-00000-00726 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Russell Trenholme, owner, to consider Case No. 07BAR-00000-00238 for **preliminary/final approval of conversion of existing garage to habitable space of approximately 455 square feet and new carport of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 2,476 square feet with an attached garage of approximately 474 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 055-211-024, located at **4012 Pala Lane** in the Goleta area, Second Supervisorial District. (Continued from 10/05/07)
- ACTION: Romano moved, seconded by Rivera and carried by a vote of 6 to 0 to continue 07BAR-00000-0238 with comments for further preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Success of project depends on plantings; return with landscape plan.**
 - b. **Show pedestrian connection between carport and home.**
 - c. **Return for preliminary review**
7. **07BAR-00000-00284 Ridgway Residence Remodel/Additions** **Santa Barbara**
07CDH-00000-00033 (Seth Shank, Planner) **Jurisdiction: Goleta/Ridgeline – Not Applicable**
Request of Richard Thorne, architect for the owners, Richard and Sally Ridgway, to consider Case No. 07BAR-00000-00284 for **conceptual review of a residence remodel and addition of approximately 2,900 square feet and garage of approximately 826 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,955 square feet and garage of approximately 710 square feet. The proposed project will not require grading. The property is a 32,164 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-260-011, located at **5399 Dorwin Lane** 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. **Single story, low slung architecture is strong; good ridge height.**
 - b. **Consider more interesting garage door.**
 - c. **Minimize lawn in rear yard. Plant type needs to be drought tolerant, eg bermuda grass.**
 - **Return for preliminary approval.**
8. **06BAR-00000-00263 Price Gameroom Over Garage** **Santa Barbara**
06LUP-00000-00943 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**
Request of Larry Clark, architect for the owners, John and Janna Price, to consider Case No. 06BAR-00000-00263 for **revised preliminary/final approval of a residence addition (gameroom) over an existing garage of approximately 748 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,899 square feet, garage of approximately 870 square feet, garage/workshop of approximately 1,040 square feet and guesthouse with garage of approximately 1,293 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-370-001, located at **1550 La Vista Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/17/06 & 1/19/07)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 to grant final approval of 06BAR-00000-00263. No further comments were made by the Board of Architectural Review members present for this project.

**9. 07BAR-00000-00205 Gin Single Family Dwelling Addition Goleta
07LUP-00000-00545 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Mark Mansfield, architect for the owners, Irene and Ron Gin, to consider Case No. 07BAR-00000-00205 for **further conceptual review/preliminary approval of a second floor addition of approximately 485 square feet to the existing residence and legalization of an unpermitted garage conversion to habitable space.** The following structure currently exists on the parcel: residence of approximately 1,450 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 065-164-009, located at **684 Andy Lane** in the Goleta area, Second Supervisorial District. (Continued from 9/07/07)

ACTION: C. Roberts moved, seconded by Romano and carried by a vote of 5 to 0 (Rivera abstains) to continued 07BAR-00000-00205 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Use 8 foot plate on second story, otherwise architecture is acceptable.
- b. Need additional landscaping around the driveway to soften; also correct rectilinear design of drive for functionality.
- c. Consider adding new trees.
- d. Return for preliminary/final before the full board.

**10. 07BAR-00000-00235 Kleidermacher Addition/Interior Remodel Goleta
07LUP-00000-00733 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Allen Fidler, agent for the owners, David and Tamara Kleidermacher living trust, to consider Case No. 07AR-00000-00235, for **further conceptual review/preliminary approval of a one story residential addition of approximately 1,797 square feet. The additions include an entry addition of approximately 120 square feet, a bed/bath addition of approximately 274 square feet, a master suite addition of approximately 705 square feet and conversion of the existing garage to habitable space, as well as a new attached garage of approximately 809 square feet.** The following structures currently exist on the parcel: residence of approximately 1,880 square feet with an attached garage of approximately 550 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **069-181-006**, located at **1127 Camino Manadero** in the Santa Barbara area, Second Supervisorial District. (Continued from 510/05/07)

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

COMMENTS:

- a. Add trees and diversity in a landscape plan that includes foundation planting.
- b. Return with evidence of property line screening.
- c. Call out materials for driveway.
- d. Return for further conceptual/preliminary.

**11. 07BAR-00000-00131 Supulveda Residence Addition/New Second Story Santa Barbara
07LUP-00000-00340 (Selena Buoni, Planner) Jurisdiction: Goleta**

Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for **further conceptual review of a residential first floor addition of approximately 623 square feet and second story addition of approximately 800 square feet,**

balcony of approximately 250 square feet. The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is a 11,700 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-240-021 located at **4133 Vista Clara Road** in the Santa Barbara area, Second Supervisorial District.

(Continued from 6/22/07)

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

COMMENTS:

- a. **Project may include too much house on the small lot inconsistent with neighborhood development. Additionally, the style appears out of place.**
- b. **Front elevation is overly complex.**
- c. **Ten foot second story plate height adds to bulk; reduce plate height of second story to eight or nine feet.**
- d. **Consider moving roofed terrace area back.**
- e. **Graphics, which show shadow in a heavy screen, work against the presentation.**
- f. **BAR members will do drive by site visits to better understand the setting prior to further review.**

**12. 07BAR-00000-00200 Skidmore Single Family Dwelling Santa Barbara
07ZCI-00000-00043 (Sarah Clark, Planner) Jurisdiction: Goleta**

Request of Bob Easton, architect for the owners, Dottie and Jack Skidmore, to consider Case No. 07BAR-00000-00200 for **further conceptual review/preliminary approval of a new residence of approximately 4,544 square feet with an attached garage of approximately 451 square feet.** No structures currently exist on the property. The proposed project will require approximately 267 cubic yards of cut and approximately 427 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-026, located at **1230 San Antonio Creek Road** in the Goleta area, Second Supervisorial District. (Continued from 9/7/07)

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

COMMENTS:

- a. **BAR would prefer to see landscaping in areas outside of building envelope. Planner to confirm intent of development restrictions in zone outside building envelope.**
- b. **Consider eliminating Pittosporum.**
- c. **Architecture is good.**

**13. 07BAR-00000-00177 Torchia Residence Addition and New Garage Santa Barbara
07LUP-00000-00462 (Jim Heaton, Planner) Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owner, Christian Torchia, to consider Case No. 07BAR-00000-00177 for **further conceptual review of a addition of approximately 645 square feet, demolition of existing garage and proposed new garage of approximately 716 square feet and covered porch of approximately 32 square feet.** The following structures currently exist on the parcel: a residence with an attached garage of approximately 1,740 square feet and a residential second unit of approximately 796 square feet. The proposed project will not require grading. The property is a 25,002 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-202-020, located at **4455 Nueces Drive** in the Goleta area, Second Supervisorial District. (Continued from 8/10/07)

Project received further conceptual review. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Excellent response to BAR comments.**
- **Return for preliminary/final before the full board.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

14. **07BAR-00000-00282** **Melgoza Residence Addition** **Mission Canyon**
07LUP-00000-00802 (Lisa Martin , Planner) **Jurisdiction:Mission/ Ridgeline Not Applicable**
Request of On Design Architects, architect for the owner, Jamie Melgoza, to consider Case No. 07BAR-00000-00282 for **conceptual review of a one story residence addition of approximately 601 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 1,873 square feet. The proposed project will approximately than 20 cubic yards of cut and fill. The property is a .66 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-079, located at **2540 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 approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Nice project.**
 - b. **Return with landscaping against wall; BAR encourages use of native landscape materials.**
 - c. **Return for preliminary/final before the full board.**
15. **07BAR-00000-00107** **Mandell Demolition/New Residence** **Mission Canyon**
07CNS-00000-00037 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Robert Mehl, architect for the owners, Shems and Cornelia Mandell, to consider Case No. 07BAR-00000-00107 for **further conceptual review of a demolition and rebuild of a residence of approximately 1,800 square feet and a new 600 square foot swimming pool.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and three garden sheds. The proposed project will require approximately 300 to 500 cubic yards of cut and no fill. The property is a 1.98 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-270-020 located at **1530 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 6/08/07)
- Project received further 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:**
- **Organic architecture will be beautiful.**
 - **OK for preliminary/final before the full board with materials and colors board.**
16. **07BAR-00000-00288** **Aiken Demoliton/New Residence and Workshop** **Hope Ranch**
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**
Request of Tracey Burnell, architect for the owners, Doug and Pat Aiken, to consider Case No. 07BAR-00000-00288 for **conceptual review of a demolition of an existing residence of approximately 3,375 square feet and rebuild of a new residence of approximately 5,484 square feet with a workshop of approximately 280 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,375 square feet. The proposed project will require approximately no cubic yards of cut and approximately 350 cubic yards of fill. The property is a 1.3 acre parcel zoned 1.5 -EX-1 and shown as Assessor's Parcel Number 063-044-004 located at **975 Canon Road** in the Hope Ranch area, Second Supervisorial District.

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

COMMENTS:

- a. **Tight lot; BAR would appreciate a massing model.**
- b. **Architectural direction is strong, however, the feel of the house changes from a one story hacienda as it moves from south elevation to the west elevation where house becomes two stories.**
- c. **Apply for a LUP, return to Hope Ranch ARB and then return for further conceptual review.**

- 17. 06BAR-00000-00208 Zucker New Residence Santa Barbara**
07LUP-00000-00178 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural
Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **preliminary approval of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries.** No structures currently exist on the parcel. The proposed project will require approximately 2,700 cubic yards of cut and approximately 700 cubic yards of fill. 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, and 7/6/07 & 8/24/07)

Project was reviewed as a preliminary approval at the request of the planner. Project received further conceptual review only. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **NOTE: previously proposed house was relocated from previous location, due to geological needs, to high on the hillslope.**
- b. **Project appears to be a flat land house carved into a hillside situation; house no longer conforms to topography.**
- c. **Grading has very manufactured appearance: 3:1 slope needs to feather out into the natural slope and needs careful landscaping because it will be highly visible.**
- d. **Return with architectural drawings showing the grading context.**
- d. **Bring a consistent set of architectural, landscape and grading plans for further conceptual review.**

- 18. 07BAR-00000-00099 Tyre Residence Additions Santa Barbara**
07LUP-00000-07414 (Sarah Clark, Planner) Jurisdiction: Goleta
Request of Patrick Marr, agent for the owners, Jeff and Margie Tyre, to consider Case No. 07BAR-00000-00099 for **further conceptual review/preliminary approval of an addition of approximately 544 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 2,242 square feet and garden shed of approximately 340 square feet. The proposed project will require approximately no cut and approximately 33 cubic yards of fill. The property is a 0.51 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-019, located at **4531 Auhay Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/25/07, 8/10/07 & 9/21/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 6 to 0 to grant 07BAR-00000-00099 preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Design has been nicely simplified.**
- b. **Project granted preliminary approval.**
- c. **Return for final on consent.**

19. **07BAR-00000-00205 Gin Single Family Dwelling Addition Santa Barbara**
07LUP-00000-00545 (Lisa Martin, Planner) Jurisdiction: Goleta
Request of Mark Mansfeld, architect for the owners, Irene and Ron Gin, to consider Case No. 07BAR-00000-00205 for **further conceptual review/preliminary approval of a second floor addition of approximately 485 square feet to the existing residence and legalization of an unpermitted garage conversion to habitable space.** The following structure currently exists on the parcel: residence of approximately 1,450 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 065-164-009, located at **684 Andy Lane** in the Goleta area, Second Supervisorial District.
(Continued from 9/07/07)

❖ *Inadvertent duplication on the agenda, see Item # 9 for record of minutes.*

20. **07BAR-00000-00290 Clearwire Wireless Communication Facility Santa Barbara**
07CUP-00000-00075 (Dean Dusette, Planner) Jurisdiction: County
Request of Robert McCormick, agent for the Clearwire US, LLC to consider Case No. 07BAR-00000-00290 for **conceptual review of a wireless communication facility of approximately 50 square feet** at Tuckers Grove Park. The landowner is the count of Santa Barbara, contact person Jason Sunukijan. The following telecom structures currently exist on the parcel: two wireless carriers; 6 verizon antennas on a 50 foot monopine and 3 Sprint antennas mounted within a 22" radome on a 50 foot monopole. The proposed project will not require grading. The property is a 19.53 acre parcel zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks Road** in the Santa Barbara area, Second Supervisorial District.

Item did not receive a review; item was dropped from the agenda at the request of the planner.

Toro Canyon/Summerland/Carpinteria Areas

21. **07BAR-00000-00270 Sprint Telecommunications Facility Carpinteria**
related case (Megan Lowery, Planner) Jurisdiction: County
Request of Tricia Knight, agent for the applicant, Sprint PCS, to consider Case No. 07BAR-00000-00270 for **conceptual review of telecommunications facility of approximately 500 square feet.** The following structures currently exist on the parcel: a barn of approximately 700 square feet. The proposed project will not require grading. The property is a 9.91 acre parcel zoned AG and shown as Assessor's Parcel Number 001-090-037, located at **6339 Casitas Pass Road** in the Carpinteria area, First Supervisorial District.

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

COMMENTS:

- **Stealth palm tree inappropriate in this setting.**
- **Consider a stealth windmill.**

22. **06BAR-00000-00052 Gardner Revisions to Cabana Toro Canyon**
06LUP-00001-00428 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Urban
Request of Barton Myers Associates, Inc, architect for the owners, Dorothy and John Gardner, to consider Case No. 06BAR-00000-00052 **for further revised final approval of a revision to the cabana/pool equipment building from the previously approved 25' tall building to a reduced height of 18'6"**. The following structures currently exist on the parcel: a residence of approximately 1,466 square feet with a 2-car carport (both to be demolished and replaced with a residence of approximately 3,409 square feet with cabana and accessory structure as approved by 06LUP-00001-00428). No grading is proposed as a part of the project revision. Grading previously approved under 06LUP-00000-00428 included 250 cubic yards of cut and 440 cubic

yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-010, located at **770 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06, 8/11/06, 8/25/06 & 10/19/07)

ACTION: Gray moved, seconded by Rivera and carried by a vote of 6 to 0 to grant 06BAR-00000-00052 revised final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Project received final on the following conditions:**
 - ✓ **Louvers facing exterior shall be directed up.**
 - ✓ **Native ground cover in front yard area shall include shrubs.**
 - ✓ **Oaks in same area shall be planted at 24" box size.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member C. Roberts moved, seconded by Valerie Froscher, and carried by a vote of 6 to 0) that the meeting was adjourned until 9:00 A.M. on Friday, December 14, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:40 P.M.