



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of December 2, 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, Kathryn Dole, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Kathryn Dole	1st. Vice Chair
James King	2 nd Vice Chair
Bethany Clough	
Pamela Ferguson-Ettinger	
Valerie Froscher	
Kris Miller-Fisher	
Anita Hodosy	BAR Secretary
Peter Imhof	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson and Chris Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to:

- Continue 05BAR-00000-00134 Montgomery Residence Addition to the meeting of December 16, 2005 at the request of the applicant.

III. MINUTES:

Clough moved, seconded by Dole and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to approve the BAR Minutes of October 28, 2005.

Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to approve the BAR Minutes of November 4, 2005.

Clough moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to approve the BAR Minutes of November 18, 2005.

IV. CONSENT AGENDA:

C-1. 05BAR-00000-00208 Taylor As-Built Enclosed Deck Toro Canyon
05CDH-00000-00030 (Errin Briggs, Planner) Jurisdiction: Coastal

Request of James Macari, agent for the owner, Rowena Taylor, to consider Case No. 05BAR-00000-00208 for **preliminary/final approval on consent of an existing enclosed deck of approximately 357 square feet and approximately 12 feet in height.** The following structures currently exist on the parcel: a residence of approximately 993 square feet and guest house of approximately 1,292 square feet. The proposed project will not require grading. The property is a 9,583 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-011, located at **3557 Padaro Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05 & 9/16/05)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to grant final approval on consent of 05BAR-00000-00208.

C-2. 04BAR-00000-00278 Sanders New Residence, Garage and Guest House Santa Ynez
04LUP-00000-01145 (Florence Trotter-Cadena, Planner) Jurisdiction: Ridgeline - Rural

Request of Fernau & Hartman Architects Inc., architect for the owners, Richard and Rosnell Sanders, to consider Case No. 04BAR-00000-00279 for **final approval on consent of a residence of approximately 2,190 square feet, garage of approximately 674 square feet and guest house of approximately 350 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,500 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-300-001, located at **Woodstock Ranch Lot 54** in the Santa Ynez area, Third Supervisorial District. (Continued from 12/03/04 & 11/04/05)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to grant final approval on consent of 05BAR-00000-00278.

C-3. 05BAR-00000-00024 Turner Residence Remodel and Rebuild Cabana Hope Ranch
05CDH-00000-00002 (Tina Ryder, Planner) Jurisdiction: Ridgeline - Urban

Request of Harrison Design Associates, Bernard Austin, architect for the owner, Lyle Turner, to consider Case No. 05BAR-00000-00024 for **preliminary/final on consent of the exterior remodel of an existing 5,669 square foot, 2-story, single family residence and 541 square foot pool cabana, and the installation of new landscaping and hardscape.** There would be no change in square footage of either structure. The structural remodel would involve the replacement of all existing exterior doors and windows, the construction of three new unenclosed porches, and the change of roof and building finish surfaces. New walls and gates of 6 foot maximum height are also proposed. The following structures currently exist on the parcel: a residence of approximately 5,669 square feet and cabana of approximately 541 square feet and attached garage of approximately 1,148 square feet. The property is a 1.46 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-023, located at **4025 Bajada Lane** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/11/05 & 8/12/05)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to grant final approval on consent of 05BAR-00000-00024.

C-4. 05BAR-00000-00264 Gormley New Wall Sign Los Alamos
05LUP-00000-01171 (Shelly Ingram, Planner) Jurisdiction: Sign

Request of Gerald L. Gormley, owner, to consider Case No. 05BAR-00000-00264 for **preliminary/final on consent 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. (Continued from 11/18/05)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to grant final approval on consent of 05BAR-00000-00264

**C-5. 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. 05BAR-00000-00134 for **final approval on consent 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 & 11/18/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to continue 05BAR-00000-00134 to the meeting of December 16, 2005 at the request of the applicant. See Agenda Status Report.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

Lisa Plowman and Sheila Fletcher presented agenda and invited BAR to attend sustainability workshop on 12/15 in P/C Hearing Room. Paul Zykofsky will be guest speaker. Interactive sustainability design exercise scheduled for afternoon session.

- Regional BARs ordinance approved by BOS on 11/22/05. Regional BARs will become effective mid-January 2006.
- BOS will appoint new BAR members on 1/3/06.
- BAR membership applications are due on Friday, 12/9/05. Regional BARs will be re-appointed. Existing BAR members must re-apply.

VII. STANDARD AGENDA:

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

**1. 05BAR-00000-00267 Osha Overall Sign Plan Santa Ynez
05OSP-00000-00003 (Lorie Baker, Planner) **Jurisdiction: Sign****

Request of Arthur and Cherise Osha, owners, to consider Case No. 05BAR-00000-00267 for **conceptual review/preliminary/final approval of an overall sign plan**. The following structures currently exist on the parcel: a mixed use building of approximately 11,600 square feet. The property is a 25,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 143-214-016, located at **3563 Numancia Street** in the Santa Ynez area, Third Supervisorial District.

ACTION: Froscher moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to grant final approval of 05BAR-00000-00267. The following conditions were made by the Board of Architectural Review members present for this project:

CONDITIONS:

- a. Proposed individual sign background colors do not have richness of burgundy chosen for main sign. BAR and applicant agreed to eliminate tan background color for individual shop signs and use burgundy instead.
- b. BAR and applicant also agreed to eliminate the white letter color for individual shop signs.
- c. Final approval granted with changes as noted.

2. **05BAR-00000-00152** **Williams New Residence** **Lompoc**
05LUP-00000-01197 (Shelly Ingram, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Ken Pieper and Associates, agent for the owners, Gerald and Susan Williams, to consider Case No. 05BAR-00000-00152 for **preliminary/final approval of a new residence of approximately 3,371 square feet**. The following structures currently exist on the parcel: a water tank. The proposed project will require approximately 21 cubic yards of cut and 474 cubic yards of fill. The property is a 22.984 acre parcel zoned AG rural area and shown as Assessor's Parcel Number 099-330-013, located at **3300 Catalina Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 6/24/05)

ACTION: Froscher moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 (Donaldson, Roberts and King absent) to grant preliminary/final approval of 05BAR-00000-00152. The following conditions were made by the Board of Architectural Review members present for this project:

CONDITION:

- a. **Chimneys appear to be too high. Lower chimneys to bring into proportion with structure.**
- b. **Consider using different color stone facing (Quartzite veneer at the stone yard on Milpas may be a possibility).**
- c. **Wall color should be darker and richer. Use ICI "traditional tan" 20YY47/145.**
- d. **Final Approval granted with changes as noted.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **05BAR-00000-00270** **Hewitt/Kunz Residence Additions** **Mission Canyon**
05LUP-00000-01180 (No Planner Assigned) **Jurisdiction: Mission**

Request of Peter Becker, architect for the owners, Paul Hewitt and Monica Kunz , to consider Case No. 05BAR-00000-00270 for **conceptual review of a second story addition of approximately 488 square feet and first floor addition of approximately 447 square feet to an existing residence**. The following structures currently exist on the parcel: a residence of approximately 1,474 square feet and detached garage of approximately 383.5 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 6,969.6 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-039, located at **814 Cheltenham Road** in the Mission Canyon area, Second Supervisorial District.

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

COMMENTS:

- a. **Positive comments. Architecture is moving in the right direction.**
- b. **Height calculations must be provided. Have planner check applicable height calculations.**
- c. **Return prelim/final with colors, architectural details, and planner letter, after Mission Canyon review.**

4. **05BAR-00000-00269** **Dosch Residence Addition** **Mission Canyon**
05LUP-00000-01179 (Amy Trester, Planner) **Jurisdiction: Mission**

Request of Peter Becker, architect for the owners, Steven and Renee Dosch, to consider Case No. 05BAR-00000-00269 for **conceptual review of a residence addition of approximately 678 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,633 square feet and garage of approximately 642 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 10,018.8 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-141-011, located at **959 Cheltenham Road** in the Mission Canyon area, First Supervisorial District.

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

COMMENTS:

- **Positive comments.**
- **Return prelim/final with details, colors, and planner letter, after Mission Canyon review.**

5. 05BAR-00000-00268 Hallig New Carport Mission Canyon
(No Planner Assigned) **Jurisdiction: Mission Canyon**

Request of Douglas Jernberg, applicant and Beatrice Hallig, owner, to consider Case No. 05BAR-00000-00268 for **conceptual review of a new carport of approximately 1,100 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,428 square feet. The proposed project will require no cut and approximately .130 cubic yards of fill. The property is a .46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-067, located at **991 Tornoe Road** in the Mission Canyon area, First Supervisorial District.

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

COMMENTS:

- a. **Mission Canyon review is needed.**
- b. **Provide landscape plan for downhill side including native shrubs (e.g. Toyon).**
- c. **Positive comments.**

6. 05BAR-00000-00275 Santa Barbara Botanic Garden, Inc. Accessory Structure Mission Canyon
02NEW-00000-00138/99DP-043 (Alex Tuttle, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Gil Barry, architect for the owner, Santa Barbara Botanic Garden, Inc., to consider Case No. 05BAR-00000-00275 for **conceptual review of a rebuild and alteration of an existing accessory structure of approximately 355 square feet.** The following structures currently exist on the parcel: a main structure of approximately 2,000 square feet and accessory storage building of approximately 400 square feet. The proposed project will not require grading. The property is a 1.24 acre parcel zoned REC and shown as Assessor's Parcel Number 023-060-038, located at **1007 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District.

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

COMMENTS:

- a. **A simple shed roof, following hill contour, may be more keeping with the original architecture. New structure should replicate look and feel of existing structure as closely as possible.**
- b. **Return preliminary/final w/planner letter, after Mission Canyon review.**

7. 05BAR-00000-00265 Keate Demolition/New Residence Mission Canyon
(No Planner Assigned) **Jurisdiction: Mission Canyon**

Request of Shubin and Donaldson, architects for the owners, Elizabeth and Mark Keate, to consider Case No. 05BAR-00000-00265 for **conceptual review of a new single story residence of approximately 2,018 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,014 square feet, detached garage of approximately 651 square feet and a guesthouse of approximately 507 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 1.42 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-340-005, located at **2680 Holly Road** in the Mission Canyon area, First Supervisorial District.

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

COMMENTS:

- a. **Positive comments. Very nice project.**
- b. **Fire turnaround should have permeable paving.**
- c. **Return preliminary/final**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. 05BAR-00000-00236 Bond New Residence Goleta
05LUP-0000-01045 (Dan Nemechek, Planner) Jurisdiction: Ridgeline - Urban

Request of Hochausser and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **further conceptual review of a conversion of an existing residence to a second residential unit of approximately 1,174 square feet with a garage/workshop of approximately 990 square feet (BAR review not required) and a new residence of approximately 5,706 square feet and attached garage of approximately 532 square feet and pool.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 475.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District. (Continued from 10/14/05 and Site Visit 11/08/05)

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

PUBLIC COMMENTS:

Angela Torin (e-mail, 12/1/05): Has concerns with private view/noise impacts, size/scale, neighborhood impacts, height.

BAR COMMENTS:

- a. **Project is crammed onto site. Side yards and back yard are severely constrained. A smaller project would look better, be more compatible with area.**
- b. **Project is over ambitious for site. Restudy approach.**
- c. **Amount of hardscape is excessive and not in keeping with rural area.**
- d. **Integrating pool more closely with home and providing for visual relief with courtyard areas would help design.**
- e. **Wider roof areas appear more massive. Breaking up roof areas will help reduce apparent mass of house.**
- f. **Tower element is far too large. Must be substantially lowered.**

9. Discussion Item Gottschall Change of Use/Commercial Isla Vista
05CDP-00000-00008 (Robert Dostalek, Planner) Jurisdiction: Section 2-33.12c

Request of Planning and Development, for the owner, Han-Sun Gottschall, for a discussion on a **change of use project which requires new rooftop mechanical equipment and a visual screen to shield the equipment from public view. Discussion item topic: Explore potential options/alternatives for the visual screen through design, material and/or color scheme to improve/enhance visual interest and/ or provide a level of visual relief with respect to the existing on-site and surrounding structures.** The following structures currently exist on the parcel: a mixed-use (commercial and residential) building of approximately 3,448 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-006, located at **6578 Trigo Road** in the Isla Vista area, Third Supervisorial District.

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:

- a. **Mechanical equipment could be disguised to look like simple shed roof element or clerestory. May be necessary to extend clerestory element along length of roof ridge. Sage green or gray color could work in a rich, dark hue.**
- b. **Addition of trellis in front of building would help elevation.**

Toro Canyon/Summerland/Carpinteria Areas

**10. 05BAR-00000-00289 McCollough Residence Addition and New Garage Summerland
05CDP-00000-00131 (No Planner Assigned) **Jurisdiction: Ridgeline - Urban****

Request of Jason Grant, architect for the owner, Robert McCollough, to consider Case No. 05BAR-00000-00289 for **conceptual review of a residence addition of approximately 1,375 square feet and new two car garage of approximately 480 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,795 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a .46 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-132-008, located at **2215 Calle Culebra** in the Summerland area, First Supervisorial District.

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

PUBLIC COMMENTS:

Tom Evans: Summerland BAR should review. Size of house is being doubled. Must be careful to respond to Summerland scale and character. Sixty-foot long unbroken ridge is uncharacteristic. More articulation would be better. Two garage doors would be better.

BAR COMMENTS:

- a. **Addition of dormer window over bathroom would add interest to long, unbroken ridge.**
- b. **Break up long, unbroken wall by separating it into 2 separate walls, setting one portion back or adding a planter.**
- c. **Project should go to Summerland BAR.**
- d. **Return for preliminary/final.**

**11. 05BAR-00000-00288 Moss New Garage Toro Canyon
05LUP-00000-01244 (No Planner Assigned) **Jurisdiction: Ridgeline - Urban****

Request of Martha Gray, architect for the owners, Stuart and Sandy Moss, to consider Case No. 05BAR-00000-00288 for **conceptual review of a new garage of approximately 1,224 square feet with approximately 843 square feet of additional space.** The following structures currently exist on the parcel: a residence of approximately 2,350 square feet. The proposed project will require approximately 340 cubic yards of cut and no fill. The property is a 5.02 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-010-064, located at **1038 Ladera Lane** in the Toro Canyon area, First Supervisorial District.

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

COMMENTS:

- a. **Soften large, unbroken kitchen wall with window, exterior stair, or other feature.**
- b. **Study cricket at raised kitchen roof. Provide detail.**
- c. **Darker, earthy stucco color should be used. Avoid pastels and flesh tones.**
- d. **Height calculations for addition are needed.**
- e. **Return for preliminary.**

12. 05BAR-00000-00282 Claus LLC Mixed-Use Toro Canyon
(No Planner Assigned) **Jurisdiction: Coastal/Toro Canyon**

Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **conceptual review of a mixed-use building consisting of commercial use of approximately 5,139 square feet with 1,296 square feet of commercial porches and 180 square feet of commercial covered parking and residential use of approximately 5,111 square feet with 306 square feet of residential porches and balconies and 1,180 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 and 005-450-001, located at **3717 Santa Claus Lane** in the Carpinteria area, First Supervisorial District.

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

COMMENTS:

- a. **As a form, the long porch creates a continuous, unbroken façade that is a bit relentless. This façade should be opened up and articulated.**
- b. **Plexiglass facing may be too reflective.**
- c. **Creation of open corridors between buildings will create outdoor, usable space and add more value to project. Open up both north and south elevations to give visual break.**
- d. **Project does not cluster to the maximum extent feasible. The proposed structure exceeds 15 feet in height.**
- e. **Boardwalk atmosphere along beach would make project more inviting.**
- f. **Materials and architectural style are appropriate.**
- g. **Site visit is needed.**

13. 04BAR-00000-00349 Klentner New Residence, Attached Garage and Guest Quarters Toro Canyon

05CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Brit Jewett, Burnell and Jewett Architects and architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for **further conceptual review/preliminary approval of a new residence of approximately 6,682 square feet, attached garage of approximately 2,870 square feet and guest quarters of approximately 570 square feet.** The following structures currently exist on the parcel: a barn of approximately 2,500 square feet, two stables of approximately 2,500 square feet, farm employee dwelling of approximately 4,493 square feet (all under construction; 03CDP-00000-00134 and 04CDP-00000-00058). The proposed grading is to be determined. The property is a 40 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-160-020, located at **3340 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 2/25/05 & 8/12/05 & 9/30/05 & 11/04/05)

ACTION: Froscher moved, seconded by King and carried by a vote of 5 to 0 (Donaldson, Clough and Roberts absent) to grant preliminary approval of 04BAR-00000-00349. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Building feels much more nestled into site than previous iteration. Central arcade/loggia section's design, as most visible feature of structure, becomes critical. Proportions and design require extreme care and attention. Restudy and fine-tune proportions.**
- b. **Consider possibility of adding stone or other materials to building wings matching accessory structures to marry house to other structures onsite and help building recede.**
- c. **Preliminary approval.**

- 14. 05BAR-00000-00291 Benon New Residence Toro Canyon**
(No Planner Assigned) **Jurisdiction: Ridgeline - Rural**
Request of Alan McCleod, Shubin and Donaldson Architects, architect for the owners, Leon and Barbara Benon, to consider Case No. 05BAR-00000-00291 for **conceptual review of a new residence of approximately 7,428 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 1,600 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 10.74 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 155-230-018, located at **785 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review and a site visit. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Knowing size of neighboring houses would be of interest. Return with square footage of neighboring houses.**
 - b. **Minimizing hardscape (walls and gates) is desirable. Walls and gates make site appear overdeveloped. Entrance should be kept rural.**
 - c. **Architecture is in right direction. Mass (bulk) scale appears generally acceptable, subject to site visit and additional information about neighborhood house sizes.**
 - d. **Site visit is needed.**
- 15. 05BAR-00000-00292 Benon New Residence Toro Canyon**
(No Planner Assigned) **Jurisdiction: Ridgeline - Rural**
Request of Alan McCleod, Shubin and Donaldson Architects, architect for the owners, Leon and Barbara Benon, to consider Case No. 05BAR-00000-00292 for **conceptual review of a new residence of approximately 6,500 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 684 cubic yards of cut and approximately 222 cubic yards of fill. The property is a 2.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-230-017, located at **785 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review and a site visit. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Knowing size of neighboring houses would be of interest. Return with square footage of neighboring houses.**
 - b. **Minimizing hardscape (walls and gates) is desirable. Walls and gates make site appear overdeveloped. Entrance should be kept rural.**
 - c. **Architecture is in right direction. Mass (bulk) scale appears generally acceptable, subject to site visit and additional information about neighborhood house sizes.**
 - d. **Site visit is needed.**
- 16. 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: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Donaldson, Clough and Roberts absent) to continue 03BAR-00000-0026 for final approval on consent at the meeting of December 16, 2005. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Light fixture design discussed. Availability of true downcast light fixtures is limited.**
- b. **Return on consent agenda with lighting fixture design and glass sample (opaque).**
- c. **Colors and gates are acceptable.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Pamela Ferguson-Ettinger moved, seconded by Kris Miller-Fisher, and carried by a vote of 5 to 0 (Robin Donaldson and Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, December 16, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:35 P.M.