



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW MINUTES**
Meeting Date: December 5, 2008
9:00 A.M.

Special Meeting Location:
Santa Barbara County
Board of Supervisors Hearing Room
4th Floor (Use Main Lobby Elevator)
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts	Chair	
Jeremy Roberts	Vice Chair	
Martha Gray		
Laurie Romano		
Steve Willson		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

COMMITTEE MEMBERS ABSENT: Will Rivera and Glen Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to:

- Drop Item C-1 08BAR-00000-00019 Merrin Residence Addition and Remodel from the agenda at the request of the applicant.
- Item No. 6 08BAR-00000-00115 Atterbury Demolition/New Residence will be heard during the 1:00 p.m. hour instead of at 10:30 a.m.
- Continue Item No. 9 08BAR-00000-00050 Meller Residence Addition to the SBAR meeting of December 19, 2008 at the request of the applicant.
- Drop Item No. 12 06BAR-00000-00139 Thielman Second Dwelling from the agenda at the request of Planning and Development.
- Continue Item No. 16 07BAR-00000-00204 Frenkel New Residence/Guest House to the SBAR meeting of January 16, 2009 at the request of the applicant.

III. MINUTES: J. Roberts moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Rivera and Morris absent) to approve the SBAR Minutes of November 24, 2008.

IV. CONSENT AGENDA:

C-1. 08BAR-00000-00019 Merrin Residence Addition/Remodel Santa Barbara
08LUP-00000-00036 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban

Request of Ray Ketzler, architect for the owner, Michael Merrin, to consider Case No. 08BAR-00000-00019 for **final approval on consent of residence remodel and addition of approximately 510 square feet of lower level garage/storage and approximately 630 square feet first floor habitable space.** The following structure currently exists on the parcel: a residence of approximately 2,641 gross square feet. The proposed project will require approximately 695 cubic yards of cut and no fill. The property is a 3.4 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-068, located at **1400 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/14/08 & 9/05/08)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant final approval on consent of 08BAR-00000-00019.

C-2 08BAR-00000-00192 Hollstien New Garage Santa Barbara
08LUP-00000-00607 (Seth Shank, Planner) Jurisdiction: Goleta

Request of Eric Swenumson, agent for the owner, Steve Hollstien, to consider Case No. 08BAR-00000-00192 for **preliminary/final approval on consent of residential second unit garage of approximately 604 square feet.** No structures currently exist on the parcel. The proposed project will require no cut and approximately 350 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 **1390 N. Fairview Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/19/08)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Rivera and Morris absent) to continue 08BAR-00000-00192 to the meeting of December 19, 2008 at the request of the applicant.

C-3. 08BAR-00000-00234 Heath Residence Addition Santa Barbara
08LUP-00000-00682 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Patrick Marr, architect for the owner, Jennifer Heath, to consider Case No. 08BAR-00000-00234 for **preliminary/final approval on consent of residence addition of approximately 424 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 1,467 square feet and attached garage of approximately 502 square feet. The proposed project will not require grading. The property is a 8,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-314-015, located at **5464 Berkeley Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/14/08)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary/final approval on consent of 08BAR-00000-00234.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

**1. 08BAR-00000-00252 GAMA XI Building Association of
ALPHA DELTA PI Sorority Exterior Changes Isla Vista**

(No Assigned Planner) **Jurisdiction: Coastal**

Request of Dawn Sherry, architect for the owners, GAMA XI Building Association of ALPHA DELTA PI Sorority, to consider Case No. 08BAR-00000-00252 for **conceptual review of minor exterior improvements: two wood awnings over living room windows of approximately 44' by 4" each, wood shutters over bedroom windows, wood pergola of approximately 52' by 6" over existing upper level deck and new covered porch at main entry of approximately 128 square feet.** The following structure currently exists on the parcel: two story multi-family residence sorority house of approximately 11,842 square feet. The proposed project will not require grading. The property is a 0.56 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-121-002, located at **6507 Cordoba Road** here in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- a. **Design work is fine.**
- b. **Return for preliminary/final review on consent after having submitted a permit application and having consulted with a planner.**
- c. **Return with lighting specifications.**

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

2. 08BAR-00000-00247 Morrison Residence Remodel Santa Barbara

(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**

Request of Dennis Thompson, architect for the owner, Mary Anne Morrison, to consider Case No. 08BAR-00000-00247 for **conceptual review of a residence remodel of approximately 2,147 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,147 square feet with attached garage of approximately 555 square feet and storage shed of approximately 435 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-120-008, located at **5617 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Address architecture of skylights and their relationship to each other.**
- b. **Structure appears very simple and plain. Detailing and colors will be important. Shed and house should be the same (dark) color.**
- c. **Consider defining outside space in a walled courtyard.**
- d. **Return with lighting specs for preliminary/final review before the full Board.**

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

3. 08BAR-00000-00250 Girls Incorporated Signs Santa Barbara

08SCC-00000-00021 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of James Zimmerman, architect for the owner, Girls Incorporated, to consider Case No. 08BAR-00000-00250 for **conceptual review/preliminary/final approval of a front entry sign over the door and a monument sign of approximately 20 square feet.** The following structure currently exists on the parcel: after school care facility. The proposed project will not require grading. The property is a 4.39 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 065-180-035, located at **4973 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- **Concern with lighting of monument; needs to be shielded and directed onto the sign. Wattage to be low. On a straw vote, two SBAR members found the proposed light to be acceptable, three want it shielded.**
- **Appreciate proposed elimination of plaster frame around the stone monument sign.**
- **Return for preliminary/ final review before the full Board.**

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

**4. 08BAR-00000-00063 Ledbetter Residence Rebuild After Fire Santa Barbara
08MOD-00000-00016 (J. Ritterbeck, Planner) **Jurisdiction: Goleta****

Request of Peikert Group Architects, architect for the owners, Emmanuelle and John Ledbetter, to consider Case No. 08BAR-00000-00063 for **revised preliminary/final approval to allow the construction of a covered front porch of approximately 222 square feet to a previously approved residential fire rebuild of approximately 1,797 square feet, porch of approximately 110 square feet and garage of approximately 490 square feet.** The following structures currently exist on the parcel: residence of approximately 1,655 square feet, garage of approximately 476 square feet and tool shed of approximately 36 square feet. The proposed project will not require grading. The property is a 10,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-081-016, located at **4511-A Auhay Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/11/08 & 7/25/08)

COMMENTS:

- **SBAR is supportive of proposed Modification. Project received preliminary approval on the basis of good design.**
- **Return for final review on consent.**

ACTION: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant revised preliminary approval. Applicant to return for final approval on consent.

Mission Canyon/Santa Barbara/Hope Ranch Areas

**5. 08BAR-00000-00107 Wells Addition to Garage Hope Ranch
08LUP-00000-00532 (Seth Shank Planner) **Jurisdiction: Modification****

Request of Brian Nelson, agent for the owners, Mr. and Mrs. Rick Wells, to consider Case No. 08BAR-00000-00107 for **preliminary approval of an addition to the existing garage of approximately 256 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 4,079 square feet. The proposed project will not require grading. The property is a 1.16 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-041-002, located at **4157 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 7/11/08)

COMMENTS:

- **SBAR is supportive of proposed Modification. Project received preliminary approval on the basis of good design.**
- **Return for final review on consent.**

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary approval. Applicant to return for final approval on consent.

6. 08BAR-00000-00115 Atterbury Demolition/New Residence Hope Ranch
08MOD-00000-00008(Sarah Clark, Planner) Jurisdiction: Ridgeline - Urban

Request of Bob Easton, architect for the owners, Harry and Wendy Atterbury, to consider Case No. 08BAR-00000-00115 for **preliminary approval of a new residence of approximately 4,282 square feet, three car garage of approximately 790 square feet and cabana of approximately 410 square feet.** The following structures currently exist on the parcel: existing residence and attached garage to be demolished of approximately 1,857 square feet. The proposed project will require approximately 659 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 063-096-006, located at **1050 Monte Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/20/08)

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to continue 08BAR-00000-00115 to the 1:00 hour. See Agenda Status Report.

COMMENTS:

- **Very nice project.**
- **SBAR is supportive of proposed Modification. Project received preliminary approval on the basis of good design.**
- **Return for final on consent with detail on dry stacked wall along street front (Monte Drive) and exterior light fully shielded.**

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary approval of 08BAR-00000-00115. Applicant to return for final approval on consent.

7. 08BAR-00000-00204 Goldberg New Residence, Garage and Retaining Walls Hope Ranch
08LUP-00000-00497 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban

Request of Douglas Beard, architect for the owners, Bryan and Sharon Goldberg, to consider Case No. 08BAR-00000-00204 for **preliminary/final approval of a new two story residence of approximately 3,899 square feet (1st floor of approximately 2,475 square feet and 2nd floor of approximately 1,424 square feet), attached garage of approximately 1,216 square feet, attached covered patio of approximately 510 square feet and 600 linear feet of retaining walls.** No structures currently exist on the parcel. The proposed project will require approximately 2,480 cubic yards of cut and approximately 370 cubic yards of fill. The property is a 1.34 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-292-010, located at **549 Via Tranquila** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/03/08)

COMMENTS:

- a. **Details look great. Elevation is lovely.**
- b. **Concerned about US tiles given that they look flat and commercial. Colors, however, are good.**
- c. **Reconsider relationship of walls and slopes in rear yard to minimize steepness of manufactured slope.**
- d. **Add jute mesh on front and backyard hillsides to hold hillside while landscaping materials are maturing. Return with information on irrigation.**
- e. **Shield lamp in exterior fixtures and direct light downward.**
- f. **Project received preliminary approval with the above comments.**
- g. **Return for final review before the full board after receiving Hope Ranch approvals.**

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary approval of 08BAR-00000-00204. Applicant to return for final approval at the meeting of January 16, 2009.

- 8. 07BAR-00000-00284 Ridgway Residence Remodel/Additions** **Santa Barbara**
07CDH-00000-00033 (Selena Buoni, Planner) **Jurisdiction: Goleta**
Request of Richard Thorne, architect for the owners, Richard and Sally Ridgway, to consider Case No. 07BAR-00000-00284 for **preliminary/final approval of a demolition and construction of a new residence of approximately 3,280 square feet and garage of approximately 785 square feet and covered porches of approximately 425 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 require approximately 50 cubic yards of 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. (Continued from 11/30/07)
- ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary/final approval of 07BAR-00000-00284. No further comments were made by the Board of Architectural Review members present for this project.**
- 9. 08BAR-00000-00050 Meller Residence Addition** **Mission Canyon**
08LUP-00000-00199 (Jim Heaton, Planner) **Jurisdiction: Mission**
Request of Brian Nelson, architect for the owner, William Meller, to consider Case No. 08BAR-00000-00050 for **preliminary/final approval of a residence addition of approximately 1,000 square feet and new deck of approximately 1,271 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,680 square feet and shed of approximately 160 square feet. The proposed project will not require grading. The property is a 10,468 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-130-004, located at **2926 Kenmore Place** in the Santa Barbara area, First Supervisorial District. (Continued from 4/11/08 & 10/03/08)
- ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to continue 08BAR-00000-00050 to the meeting of December 19, 2008 at the request of the applicant. See Agenda Status Report.**
- 10. 08BAR-00000-00230 Robles Residence Second Story Addition** **Santa Barbara**
08LUP-00000-00577 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Tony Xiques, agent for the owner, Edward Robles, to consider Case No. 08BAR-00000-00230 for **further conceptual review of a second story addition of approximately 1,687 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,526 square feet and detached garage of approximately 458 square feet. The proposed project will not require grading. The property is a 8,712 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-191-001, located at **313 Rosemead Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/24/08)
- COMMENTS:**
- a. Architect has responded to SBAR comments but project still looks like an addition.
 - b. House is no longer modest and consistent with the neighborhood.
 - c. SBAR would like to see some reduction in the size of the second story. Any changes should better integrate addition with the existing house.
 - d. While plate heights appear appropriate, house still looks top-heavy with too much program on the second floor.
 - e. Refine detail at roof on south elevation.
 - f. Garage door panels should be internally consistent.
 - g. Return for future conceptual review.
- Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review.**

11. 08BAR-00000-00109 Dwyer Residence Addition and New Garage Hope Ranch
08LUP-00000-00615 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Urban

Request of Brian Murphy, architect for the owners, Steven and Susan Dwyer, to consider Case No. 08BAR-00000-00109 for **preliminary/final approval of residence additions of approximately 835 square feet, conversion of the attached garage of approximately 405 square feet to habitable space and a new detached garage of approximately 785 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,837 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.39 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-073-003, located at **4309 Via Glorieta** in the Hope Ranch area, Second Supervisorial District. (Continued from 7/11/08 & 11/14/08)

COMMENTS:

- a. **Project received preliminary approval as revised per Hope Ranch directives and with revised spa.**
- b. **Reexamine grading and surface material at driveway curve.**
- c. **Plant area of 2:1 slope at east side of driveway.**
- d. **Return for final review on consent.**

ACTION: Willson moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary approval of 08BAR-00000-00109. Applicant to return for final approval on consent.

12. 06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara
06DEV-00000-00006 (Errin Briggs, Planner) Jurisdiction: DVP

Request of Larry Thompson, architect for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **preliminary approval of a second dwelling of approximately 2,820 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,795 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill. The property is a 1.10 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06, 9/22/06, 12/08/06, 2/02/07, 4/13/07, 5/25/07, 7/06/07 & 10/19/07)

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to drop 06BAR-00000-00139 from the agenda at the request of Planning and Development. See Agenda Status Report.

Toro Canyon/Summerland/Carpinteria Areas

13. 08BAR-00000-00244 Meister Family Trust New Two Car Garage and Workshop Toro Canyon
08CDP-00000-00174 (J. Ritterbeck, Planner) Jurisdiction: Toro

Request of Nancy Ferguson, agent for the owners, Craig and Sharon Meister Family Trust, to consider Case No. 08BAR-00000-00244 for **conceptual review of a two car garage and workshop of approximately 804 square feet. (Residential Second Unit of approximately 1,325 square feet is also proposed but not in for SBAR review.)** The following structures currently exist on the parcel: a residence of approximately 1,552 square feet and attached two-car-garage. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 26,700 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-003, located at **3165 Serena Avenue** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- **Acceptable design as revised to angle garage.**
 - **Return for preliminary/final review before the full board with more details and colors.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval.**

14. 08BAR-00000-00045 Deardorf Addition to Detached Garage/Carport Toro Canyon
08LUP-00000-00194 (Sarah Clark, Planner) **Jurisdiction: Toro**

Request of Andrew Roteman, architect for the owners, Scott and Leslie Deardorff, to consider Case No. 08BAR-00000-00045 for **preliminary/final approval of remodel and addition to existing two car detached garage of approximately 395 square feet and new covered carport of approximately 352 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 2,750 square feet, attached garage of approximately 500 square feet and detached garage of approximately 420 square feet. The proposed project will not require grading. The property is a 1.23 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-019, located at **2864 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/11/08)

COMMENTS:

- **Light source to be fully shielded.**
- **Return for preliminary/final review on consent.**

ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (Rivera and Morris absent) to continue 08BAR-00000-00045 to preliminary/final approval on consent at the meeting of December 19, 2008.

15. 08BAR-00000-00251 Wiley New Guesthouse with 2nd Story Addition Toro Canyon
(No Assigned Planner) **Jurisdiction: Toro**

Request of Ray Ketzal, architect for the owners, Mr. and Mrs. Michael Wiley, to consider Case No. 08BAR-00000-00251 for **conceptual review of a new guesthouse of approximately 659 square feet and second story addition bathroom of approximately 47.5 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 4,000 square feet with attached garage of approximately 588 square feet. The proposed project will require approximately 122 cubic yards of cut and no fill. The property is a 5.07 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-100-031, located at **439 Lambert Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Lovely project.**
- b. **SBAR is supportive of the increased height.**
- c. **Light sources need to be fully shielded.**
- d. **Return for preliminary/final before the full board.**

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

16. 07BAR-00000-00204 Frenkel New Residence and Guesthouse Toro Canyon
07LUP-00000-00840(J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Stephen R. Frenkel, architect for the owners, Steve and Terri Frenkel, to consider Case No. 07BAR-00000-00204 for **preliminary/final approval of a new two-story residence of approximately 3,480 square feet with an attached 2-car garage of approximately 537 square feet and guesthouse of approximately 800 square feet.** No structures currently exist on the property. The proposed project will require approximately 2,050 cubic yards of cut and approximately 1,320 cubic yards of fill. The property is a 3.79 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-052, located at **2850 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 8/24/07, 3/14/08, 9/19/08 & 10/24/08)

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to continue 07BAR-00000-00204 to the SBAR meeting of January 16, 2008 at the request of the applicant. See Agenda Status Report.

17. **06BAR-00000-00279** **Properties Inc. New Residence** **Summerland**
07CDP-00000-00079 (Sarah Clark, Planner) **Jurisdiction: Summerland**
Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for **final approval of a new residence of approximately 7,494 square feet, with a basement of approximately 693 square feet, detached garage of approximately 966 square feet, guesthouse of approximately 741 square feet, a sunken tennis court, pool, spa, gazebo, and associated landscaping and hardscaping.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06, 8/10/07, 9/21/07, 11/02/07 & 11/14/08)
- ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to continue 06BAR-00000-00279 to the SBAR meeting of December 19, 2008 at the request of the applicant. See Agenda Status Report.**
18. **08BAR-00000-00256** **O'Neil New Residence** **Summerland**
08CDH-00000-00040 (Selena Buoni, Planner) **Jurisdiction: Coastal/Summerland**
Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for **conceptual review of a new residence of approximately 2,218 square feet.** The following structure currently exist on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-250-001, located at **2551 Wallace Avenue** in the Summerland area, First Supervisorial District.
- COMMENTS:**
- a. **Quirky design consistent with old Summerland.**
 - b. **Elevational drawings need to reflect the whole of the project including the decks. All drawings need to be consistent.**
 - c. **Need to see elevation without the garage; do not show any off site elements.**
 - d. **Although the proposed lighthouse does add character, it will be very visible to the public. Light house should come down in height although it is critical to the whimsy of the architecture.**
 - e. **Serious concerns about the mast; one member opposed.**
 - f. **View corridor designation is important. Need strong evidence that impacts to views are not adverse or are mitigated. SBAR does recognize that there was once a home on the site which also blocked public views.**
 - g. **The house is under construction and so the massing and view imposition are readily visible. The house appears from aerials to be well screened from the east by existing vegetation.**
 - h. **Planner to confirm whether flag pole needs permit.**
 - i. **Return for further conceptual review.**
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.**
19. **07BAR-00000-00243** **Friedlander/Hackett Dwelling and Accessory Structure Carpinteria**
07CUP-00000-00085 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Scott Hughes, architect for the owners, Elizabeth Friedlander and Welles Hackett, to consider Case No. 07BAR-00000-00243 for **preliminary approval of a residence with attached two car garage of approximately 2,951 square feet with an attached garage of approximately**

