



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of December 8, 2006

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Kathryn Dole	Chair	Santa Barbara County
Robin Donaldson	Vice Chair	Engineering Building, Room 17
Pamela Ferguson Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Chris Roberts		(805) 568-2000
Jeremy Roberts		
Martha Gray		
Anita Hodosy	BAR Secretary	
Allen Bell	Planner III	

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Valerie Froscher, at 9:05 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Kathryn Dole	Chair
Robin Donaldson	Vice Chair
Pamela Ferguson Ettinger	
Valerie Froscher	
Chris Roberts	
Jeremy Roberts	
Martha Gray	
Anita Hodosy	BAR Secretary
Allen Bell	Planner III

### COMMITTEE MEMBERS ABSENT: Full Board Present.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15±

### ADMINISTRATIVE AGENDA:

#### I. PUBLIC COMMENTS:

Bob Easton: Raised concerns about an aspect of the new building height calculations. He distributed a four page handout, including one page with three grading sections and three pages from the Montecito Zoning Ordinance (Article IV, republished May 2006, pages 99, 13 and 27). In summary, Mr. Easton said building height should be calculated from the original natural grade, not the cut pad grade or fill pad grade. SBAR agreed that this matter merits further consideration.

#### II. AGENDA STATUS REPORT: J. Roberts moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole absent) to:

- Drop Item # C-4 Devreese Residence Addition from the agenda at the request of the applicant.
- Continue Item 15 06BAR-00000-00009 Siegal New Residence/Garage/Accessory Space to the SBAR meeting of January 19, 2007.

### III. MINUTES:

Ferguson-Ettinger moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Dole and Donaldson absent) to approve the Minutes of October 27, 2006.

J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Dole and Donaldson absent) to approve the Minutes of November 3, 2006.

C. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Dole and Donaldson absent, Gray abstains) to approve the Minutes of November 17, 2006.

### IV. CONSENT AGENDA:

**C-1. 04BAR-00000-00183 Subject New Residence and Accessory Structure Goleta  
05LUP-00000-01167 (Lisa Hosale, Planner) Jurisdiction: Ridgeline -Urban**

Request of Don Swann, architect for the owner, Stephen Subject, to consider Case No. 04BAR-00000-00183 for **preliminary/final approval on consent of a new single family residence of approximately 2,892 square feet with attached garage of approximately 1,412 square feet and an accessory structure of approximately 838 square feet, retaining walls, and a swimming pool.** (Project also includes a second residential unit of 1,200 square feet with a detached garage of approximately 544 not for review by SBAR.) No structures currently exist on the parcel. The proposed project will require approximately 939 cubic yards of cut and 279 cubic yards of fill. The property is a 5.38 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 077-030-032, located at **6195 Sunset Road (formally 6024 La Goleta Road)** in the Goleta area, Second Supervisorial District. (Continued from 8/13/04 & 6/23/06)

**ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant preliminary/final approval on consent of 04BAR-00000-00183.**

**C-2. 06BAR-00000-00049 Ritter Residence Addition and New Two Car Garage Hope Ranch  
06MOD-00000-00007 (Holly Bradbury, Planner) Jurisdiction: Modification**

Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Ritter, to consider Case No. 06BAR-00000-00049 for **final approval on consent of residence additions and new car garage of approximate gross total of 2,200 square feet, and allow parking in the "second" front yard setback.** The following structures currently exist on the parcel: a residence with a two garage of approximately 3,600 square feet. The proposed project will require approximately 48 cubic yards of cut and no fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor's Supervisorial District. (Continued from 3/31/06 & 9/22/06) Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/31/06 & 9/22/06 11/17/06)

**ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant final approval on consent of 06BAR-00000-00049.**

**C-3. 06BAR-00000-00207 Pananides Residence Addition and New Garage Hope Ranch  
06LUP-00000-00761 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban**

Request of R.E. Johnson, architect for the owner, M. Pananides, to consider Case No. 06BAR-00000-00207 for **final approval on consent of a residence addition of approximately 3,414 square feet, and new garage of approximately 678 square feet. Also proposed is an open cabana of approximately 190 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,847 square feet and carport of approximately 280 square feet. The proposed project will require approximately 294 cubic yards of cut and approximately 269 cubic yards of fill. The property is a 1.264 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-142-016, located at **1211 Silvestre** in the Hope Ranch area, Second Supervisorial District. (Previously as a discussion item 05BAR-00000-00307 on 1/27/06 & 9/22/06 & 11/17/06)

**ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant final approval on consent of 06BAR-00000-00207.**

**C-4. 06BAR-00000-00270 Devreese Residence Addition Mission Canyon**  
**06LUP-00000-00981 (Amy Trester, Planner) Jurisdiction: Mission Canyon**

Request of Larry Graves, architect for the owners, Monica and Joe Devreese, to consider Case No. 06BAR-00000-00270 for **preliminary/final on consent of a residence addition of approximately 357 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,350 square feet and attached garage of approximately 332 square feet. The proposed project will not require grading. The property is a .23 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-115-004, located at **2717 Montrose Place** in the Mission Canyon area, Second Supervisorial District. (Continued from 11/17/06)

**ACTION: J. Roberts moved, seconded by Valerie and carried by a vote of 5 to 0 (Dole and Donaldson absent) to drop 06BAR-00000-00270 from the agenda at the request of the applicant. See Agenda Status Report.**

**C-5. 03BAR-00000-00300 Gallego New Single Family Dwelling More Mesa**  
**04CDP-00000-00079 (Michelle Gibbs, Planner) Jurisdiction: Tract Map**

Request of Kevin Egan, agent for the owner, Timm Milan, to consider Case No. **03BAR-00000-000300** for **revised final approval on consent of a new color for the existing single family dwelling.** The property is a 0.28 acre parcel shown as Assessor's Parcel Number 065-680-051. The parcel is located at **1095 Mockingbird Lane** in the More Mesa area, Second Supervisorial District. (Continued from 11/21/03, 04/02/04, 11/03/06, 12/08/06 & 11/17/06)

**ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant revised final approval on consent of 03BAR-00000-00300.**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

Chris Roberts announced that a workshop on the draft Summerland Lillie Avenue Guidelines will be held on December 12, 2006.

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 06BAR-00000-00156 T-Mobile Unmanned Wireless Telecommunications Facility Goleta**  
**06CUP-00000-00032 (Heather Allen, Planner) Jurisdiction: Condition of the Permit**

Request of Tim Miller, agent for the applicants, Trillium for T Mobile, to consider Case No. 06BAR-00000-00156 for **preliminary/final approval of a proposed construction of an unmanned wireless telecommunications facility consisting of 3 panel antennas on a wood utility pole located in the public right-of-way on the west side of North Fairview Avenue. Project involves placement of two RBS 2106 equipment cabinets and one electrical meter pedestal on the east side of North Fairview Avenue, with no lighting and with portions existing in Development Rural Neighborhood.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7.08 acre parcel zoned RR-5, located in the Santa Barbara County right-of-way and associated with Assessor's Parcel Numbers 069-050-002 and 077-060-007, located at **875 ½ North Fairview Avenue** in the Goleta area, Second Supervisorial District. (Continued from 10/06/06)

**ACTION: Ferguson-Ettinger moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Dole and Donaldson absent) to grant preliminary/final approval of 06BAR-00000-00156.**

2. **06BAR-00000-00275** **Friendship Manor** **Isla Vista**  
06CNS-00000-00093 (Dan Gullett, Planner) **Jurisdiction: Design Overlay**  
Request of Roderick Britton, architect for the owners, Tropical Gardens/Friendship Manor, to consider Case No. 06BAR-00000-00275 for **conceptual review of a propose parking lot of approximately 43,227 square feet.** No structures currently exist on the parcel. The proposed project will require no cubic yards of cut and approximately 800 cubic yards of fill. The property is a 1.17 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-035 located at **6647 El Colegio Road** in the Isla Vista area, Third 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. **Plant low growing Eucalyptus trees along the west edge of parking lot.**
- b. **Plant trees within every three parking spaces. These should be canopy trees that will provide shade and will grow approximately 25 to 30 feet in height.**
- c. **Plant palms on the ends of the parking isles.**
- d. **Plant large trees at entry. Large trees would be distinguished from the other trees along the street and would help define the entry.**
- e. **Plant the new palms along the street in a pattern that matches the existing pattern.**
- f. **Use a meandering pattern rather than a straight, formal row if possible.**
- g. **Return with a complete landscape plan, preferably designed by a professional landscape architect.**

**Return for preliminary/final approval.**

3. **06BAR-00000-00280** **Sushiya Commercial Signage** **Isla Vista**  
06SCC-00000-00014 (Amy Trester, Planner) **Jurisdiction: Sign Ordinance**  
Request of Wasantha Mohottige, agent to consider Case No. 06BAR-00000-00280 for **conceptual review of one wall sign of approximately 18 square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 6,750 square feet. The proposed project will not require grading. The property is a 19,166.4 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-003, located at **955 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District.

**Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent at the SBAR meeting of January 5, 2007. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Sign is already in place (unpermitted).**
- b. **Size is appropriate.**
- c. **Sign looks okay, given the other nearby existing signs.**

**Return for preliminary/final approval on consent.**

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

4. **06BAR-00000-00235** **Al-Sahhaf New Residence** **Santa Barbara**  
06ZCI-00000-00032 (Nicole Mashore, Planner) **Jurisdiction: Design Overlay**  
Request of Tom Kress, agent for the owners, Dr. Nsr A. Al-Sahhaf, to consider Case No. 06BAR-00000-00235 for **preliminary/final approval of a new residence with attached garage and basement of approximately 4,987 net (5,659 gross) square feet, new pool, new trellis and associated hardscape and landscape development.** No structures currently exist on the parcel. The proposed project will require approximately 370 cubic yards of cut and fill. The property is a 0.60 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-024, located at **1325 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/27/06)



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06DEV-00000-00006 (Michelle Gibbs, Planner) **Jurisdiction: DVP**

Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review of a second dwelling of approximately 2,254 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,000 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 or will not require grading. The property is a 1.07 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)

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

**COMMENTS:**

**Public Comment:**

**Valerie Kolstad:** Concerned about a second large residence on this lot. The scale of the development is not consistent with the semi-rural neighborhood.

**Cynthia Olsen:** Concerned about the viewshed as seen from More Mesa. She offered to provide photographs of the property if SBAR plans to re-consider the original design.

**SBAR Comments:**

- a. **SBAR appreciates the photographs submitted by the applicant.**
- b. **Proposed residence is too long and tall. It would read as a long, unbroken mass as seen from More Mesa.**
- c. **Proposed residence must take second stage to the existing residence. There must a hierarchy; the proposed residence needs to be smaller and secondary to the existing residence on the lot.**
- d. **Consider using a different architectural style and materials, such as board and batten siding. The residence should be nestled into the setting.**
- e. **See SBAR's previous comments from September 22, 2006.**

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7. **06BAR-00000-00241 Elconin New Residence Santa Barbara**

06LUP-00000-00868 (John Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**

Request of David Winitzky, architect for the owners, Gordon and Robbie Elconin, to consider Case No. 06BAR-00000-00241 for **a site visit for a proposed new residence, garage of approximately 4,868 square feet with pool and spa**. No structures currently exist on the parcel. The proposed project will require approximately 42.59 cubic yards of cut and approximately 109.93 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-017, located at **1220 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/27/06)

**Project received a site visit, no action was taken. Project was reviewed later this day for further conceptual review.**

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8. **06BAR-00000-00241 Elconin New Residence Santa Barbara**

06LUP-00000-00868 (John Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**

Request of David Winitzky, architect for the owners, Gordon and Robbie Elconin, to consider Case No. 06BAR-00000-00241 for **further conceptual review approval of a new residence, garage of approximately 4,868 square feet with pool and spa**. No structures currently exist on the parcel. The proposed project will require approximately 42.59 cubic yards of cut and approximately 109.93 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-017, located at **1220 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/27/06)

**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:**

**Public Comments:**

**Diane Morin:** She plans to develop a house on an adjacent lot. The neighborhood is not really rural anymore. SBAR should not overly constrain the proposed project. The residence should have some character, but it should not be too ostentatious.

**SBAR Comments:**

- a. One member said the second floor is very massive given the setting. The arched front door is very prominent.
- b. Several members stated that the project site is within a pocket that still retains a rural character. The proposed residence is massive given the size of the lot. The potential exists to integrate the residence with the landscape, for example by stepping the residence down and working with the hardscape.
- c. Another member expressed that the residence should be more horizontal; it would fill the site side to side and would result in a lot of development on the lot. This member and several other members also expressed concerns about the protrusion caused by the elevator tower. The residence should have a clean, unbroken roofline.
- d. SBAR agreed that the elevator tower is an aggressive element. The architect needs to eliminate the elevator and use stairs to access the roof deck.
- e. SBAR also agreed that the architect needs to take steps to make the architecture feel more horizontal, such as re-examining the trim and colors to give the residence a more horizontal appearance.
- f. Landscaping will be important to soften views of the residence.

Return for preliminary/final with full board.

9. **05BAR-00000-00188**                      **Cook New Residence**                      **Mission Canyon**  
05LUP-00000-00820, (Natasha Heifetz Campbell, Planner)    **Jurisdiction: Ridgeline - Urban**  
05CUP-00000-00040

Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **final approval of a one-story addition of approximately 850 square feet to the existing one story adobe residence, demolition of the existing two-car garage, and construction of a garage of approximately 260 square feet and a trellis covered parking space. The total building footprint would be approximately 3,183 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,765 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05, Site Visit 10/14/05, 10/28/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06 & 7/14/06 & 10/06/06 & 10/27/06)

**ACTION:** C. Roberts moved, seconded by J. Roberts and carried by a vote of 7 to 0 (Dole absent) to grant final approval of 05BAR-00000-00188. The following comments were made by the Board of Architectural Review members present for this project:

**COMMENTS:**

**Public Comments on Agenda Items #9, #10 and #11:**

**Ginger Sledge:** Square footage of the project is still an issue. The project is too large given the size of the property and out of character with the neighborhood.

**Dennis Allen:** On behalf of Robert and Jean Miller, Mr. Allen said the Millers are concerned about the size of the proposed houses. Representing himself, Mr. Allen said the walls look good. He appreciates that the entry gate has been eliminated. He would like to see more retention basins on site. Mr. Allen expressed concern that the exterior lights on the buildings may have an up-lighting effect.

**Koko Larson:** Houses are too large for the neighborhood.

**Mike Larson:** The houses are too large. He has concerns about the effect of the exterior lighting.

**Michael Mattioli: Opposes the project. He agreed with the previous comments made by the neighbors.**

**SBAR Comments on Agenda Items #4, #5 and #6:**

- a. Place a cap on top of proposed exterior light fixtures that are mounted on the buildings to prevent up-lighting.
- b. SBAR supports use of additional permeable surfaces.
- c. Architect needs to speak to Ron Pike about increasing the permeability of the driveway. If acceptable from engineering and fire department standpoints, construct 18 inch x 30 inch bands in the driveway, then install pavers to increase the permeability of the driveway.

**Motion: Final approval, provided (1) caps are placed on top of the proposed exterior light fixtures to prevent uplighting and (2) pavers are installed in the driveway to increase permeability unless the pavers would be unacceptable to the project engineer or the fire department.**

**10. 05BAR-00000-00189                      Burke/Cook New Residence                      Mission Canyon  
05LUP-00000-00821, (Natasha Heifetz Campbell, Planner)    **Jurisdiction: Ridgeline -Urban**  
05CUP-00000-00042**

Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **final approval for a new residence of approximately 1,797 square feet with a garage/laundry of approximately 400 square feet and a carport of approximately 220 square feet. The building footprint, including the garage and carport, is approximately 2,417 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06 & 7/14/06 & 10/06/06 7 10/27/06)

**ACTION: C. Roberts moved, seconded by J. Roberts and carried by a vote of 7 to 0 (Dole absent) to grant final approval of 05BAR-00000-00189. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comments:**  
See item #9 above.

**SBAR Comments:**  
See item #9 above.

**Motion: Final approval, provided (1) caps are placed on top of the proposed exterior light fixtures to prevent uplighting and (2) pavers are installed in the driveway to increase permeability unless the pavers would be unacceptable to the project engineer or the fire department.**

**11. 05BAR-00000-00190                      Burke New Residence                      Mission Canyon  
05LUP-00000-00822, (Natasha Heifetz Campbell, Planner)    **Jurisdiction: Ridgeline - Urban**  
05CUP-00000-00041**

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **final approval for a new residence consisting of approximately 2,650 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot basement garage and hobby room. The total building footprint, including basement areas would be approximately 2,876 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05, 2/24/06, 3/31/06, 5/19/06, 06/02/06, 7/14/06 & 10/06/06 & 10/27/06)

**ACTION: C. Roberts moved, seconded by J. Roberts and carried by a vote of 7 to 0 (Dole absent) to grant final approval of 05BAR-00000-00190. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Public Comments:**  
See item #9 above.

**SBAR Comments:**  
See item #9 above.

**Motion: Final approval, provided (1) caps are placed on top of the proposed exterior light fixtures to prevent uplighting and (2) pavers are installed in the driveway to increase permeability unless the pavers would be unacceptable to the project engineer or the fire department.**

**12. 06BAR-00000-00166 Christel Residence Additions Mission Canyon  
06LUP-00000-00623 (Amy Trester, Planner) Jurisdiction: Mission Canyon**

Request of Jorge Escamilla, agent for the owner, Nancy Christel, to consider Case No. 06BAR-00000-00166 for **preliminary/final approval of a residence remodel and addition of approximately 298 square feet, and a balcony of approximately 78 square feet and another new 2<sup>nd</sup> story deck of approximately 40 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,476 square feet and garage of approximately 528 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-123-005, located at **2660 Dorking Place** in the Mission Canyon area, First Supervisorial District. (Continued from 8/25/06 & 10/27/06)

**ACTION: Froscher moved, seconded by C. Roberts and carried by a vote of 7 to 0 (Dole absent) to grant final approval of 06BAR-00000-00166. No further comments were made by the Board of Architectural Review members present for this project.**

**13. 06BAR-00000-00097 Meeder/Burke New Residence Mission Canyon  
06LUP-00000-00374 (Errin Briggs, Planner) Jurisdiction: Mission Canyon**

Request of Ted Meeder and Maureen Burke, owners, to consider Case No. 06BAR-00000-00097 for **preliminary approval of a new residence of approximately 2,397 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 44 cubic yards of cut and approximately 352 cubic yards of fill. The property is a 8,491 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-114-017, located at **1065 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/19/06 & 7/14/06 & 8/25/06 & 10/27/06)

**ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 Dole and Froscher absent) to grant preliminary approval of 06BAR-00000-00097. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. One member suggested (not a requirement for SBAR preliminary or final approval) that the applicants consider adding a few additional trees near the front patio area.
- b. Another member suggested (not a requirement for SBAR preliminary or final approval) adding tiles to the top of the chimney to screen the interior steel screen.

**Motion: Preliminary approval. Return for final approval on consent.**

14. **04BAR-00000-00307** **Coleman Residence Addition** **Toro Canyon/Carpinteria**  
05CDH-00000-00025 (Lisa Hosale, Planner) Ridgeline: N/A  
Request of Syndi Souter, agent and William G. Cooper, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **final approval of an addition of approximately 2,110 square feet to the existing residence and an addition of approximately 332 square feet to the existing deck.** The following structure currently exists on the parcel: a residence of approximately 2,032 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District. (Continued from 1/14/05, 2/25/05 & 8/19/05 & 7/14/06 & 11/03/06)
- ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Dole and Froscher absent) to grant final approval of 04BAR-00000-00307. No further comments were made by the Board of Architectural Review members present for this project.**
15. **06BAR-00000-00009** **Siegal New Residence/Detached Garage/Accessory Space** **Toro Canyon**  
06CDH-00000-000001 (Holly Bradbury, Planner) Jurisdiction: Toro  
Request of Wayne LaBrie, architect for the owner, Robert Siegal, to consider Case No. 06BAR-00000-00009 for **final approval of a new residence of approximately 3,675 square feet, and detached garage/accessory space of 875 approximately square feet.** The following structures currently exist on the parcel: a residence of approximately 1,450 square feet and garage of approximately 605 square feet. The proposed project will not require grading. The property is a 18,700 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/10/06, 5/12/06, 6/23/06, 7/21/06 & 10/27/06)
- ACTION: J. Roberts moved, seconded by Froscher and carried by a vote of 5 to 0 (Dole and Donaldson absent) to continue 06BAR-00000-00009 to the meeting of January 19, 2007. See Agenda Status Report.**
16. **05BAR-00000-00260** **Capone New Guest House and Tennis Court** **Toro Canyon**  
06CDH-00000-00006 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Rural  
Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 05BAR-00000-00260 for **preliminary/final approval of a new 800 square foot guest house with attached pergola, detached pergola and 6,982 square foot tennis court with 10 foot fence. The project would include retaining wall(s) of up to seven feet in height and new landscape improvements. A number of avocado trees would be removed.** The following structures currently exist on the parcel: a single family residence of approximately 6,978 square feet and attached garage of approximately 978 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 330 cubic yards of fill. The property is a 23.84 acre parcel zoned RR-10 and shown as Assessor's Parcel Numbers 005-030-030, 005-100-019, located at **574 Freehaven Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06 & 6/02/06)
- J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Dole and Froscher absent) to grant final approval of 05BAR-00000-00260. The following comment was made by the Board of Architectural Review members present for this project:**
- COMMENT:**
- **Walls are acceptable.**
- Motion: Preliminary/final approval.**
17. **06BAR-00000-00283** **Goldberg/Meehan New Barn** **Toro Canyon**

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06LUP-00000-01065 (Jim Heaton, Planner) **Jurisdiction: Toro**

Request of Deborah Treadway, agent for the owners, Gary Goldberg and Diana Meehan, to consider Case No. 06BAR-00000-00283 for **conceptual review of a new barn of approximately 2,736 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,500 square feet. The proposed project will require approximately 474 cubic yards of cut and approximately 415 cubic yards of cut. The property is a 15.25 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 155-140-063, located at **574 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

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

**COMMENT:**

- **Project looks good.**

**18. 04BAR-00000-00349**

**Klentner New Residence, Attached Garage and Guest Quarters Toro Canyon**

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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 final 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 & 12/02/05 & 11/03/06)

**ACTION: Dole moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Froscher absent) to continue 04BAR-00000-00349 for final approval on consent at the meeting of January 5, 2007. The following comment was made by the Board of Architectural Review members present for this project:**

**COMMENT:**

- **Grading on slope in front of residence is acceptable.**
- **Return with a staff planner memorandum.**

**19. 03BAR-00000-00147**

**Pollock New Mixed-Use Building Summerland**

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03CDP-00000-00074 (Lisa Hosale, Planner) **Ridgeline: N/A**

Request of Richele Mailand, agent for the owner, Dr. Joseph Pollock, to consider Case No. 03BAR-00000-00147 for **further conceptual review of a development plan** to included construction of one new mixed use building with 2,490 square feet commercial space on the first floor and 1,827 square feet of residential space on the second floor. A new parking area and driveway exit onto Varley Avenue would be constructed. Five commercial structures currently exist onsite. The existing greenhouse building and lamp shade shop would be demolished as part of this project. The existing coffee shop, rug shop and historic post office building would remain onsite. The proposed project will require approximately 750 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 19,043 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-185-001, located at **2360 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 6/20/03, 7/11/03 & 3/12/04)

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

**COMMENTS:**

**Public Comments:**

**Tom Evans:** Widths of the gables are too large. He expressed concerns and recommendations regarding the fenestration, including adding more vertical dividers to break-up some of the windows. He also said that the ridge of the building is too long and unbroken. Mr. Evans requested that the applicant erect story poles.

**John Sirois:** Concerned that the new building near the east property line may block views or cast shadows on the existing buildings on the adjacent property.

**Michael Lomonaco:** Rear driveway is a concern. Varley Street is very narrow. The proposed landscaping could block drivers' views as they pull out of the driveway onto Varley Street. SBAR should limit the height of new landscaping along Varley Street.

**SBAR Comments:**

- a. SBAR noted that commercial projects in the State of California must be designed by a licensed architect. The agent is not a licensed architect.
- b. SBAR expressed several concerns about the roof of the new building. The ridge is long and needs additional work. A steeper roof pitch should be used on the south elevations. The dormers need more work.
- c. SBAR requested the applicant to submit pictures of the adjacent buildings. SBAR is concerned that the project does not bear a relationship to the nearby buildings.
- d. Existing antique store (southwest corner) should remain.
- e. Streetscape needs to link to the openings in the sidewalk in the front area (south) along Lillie Avenue.
- f. One member expressed concerns about the carport (overhang) in the rear of the building.
- g. Proportion of windows to elevations needs more work.
- h. Two front projections in the building raise concerns; why do they need to extend 18 inches into the front yard setback? These projections should be moved back, outside the setback.
- i. Before erecting story poles, the applicant needs to make another attempt address SBAR's concerns, including tying the building into the rest of the site and area.
- j. Applicant needs to present the project to the Summerland Architectural Review Board, then return to SBAR for further conceptual review.

**20. 06BAR-00000-00278**

**Montecito Ranch Estates Properties Inc. New Residence**

**Summerland**

(No Assigned Planner)

**Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00278 for **conceptual review of a new residence of approximately 7,980 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-063, located at **130 Montecito Ranch Lane** in the Summerland area, First Supervisorial District.

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

**COMMENTS:**

**Public Comments:**

**Tom Evans:** SBAR should conduct a site visit with story poles. The Summerland Community Plan calls for low profile structures with a rural character. The landscaping should use native vegetation. Landscaping should be used to help break up the mass of the residence. The color of the roof should be brown, not red.

**Robin Fell:** The proposed residences on Lots 2 and 3 look very similar. She is concerned that all the residences in this tract will look similar.

**SBAR Comments:**

- a. An aerial photograph of the properties would be helpful.
- b. Proposed project combined with the proposed residence on Lot 2 provide an opportunity to set the flavor for the other residences that will be constructed in this tract. SBAR appreciates the rural theme of the proposed project. However, SBAR is not fond of the proposed Tuscan architectural style in this coastal setting. The residence should have a more coastal California architectural style. Consider the transition from Summerland to a rural setting.
- c. Site plan is acceptable.
- d. Structure appears too linear. Consider revisions to break-up the mass. Reduce the roof pitch. Vary plate heights, roof pitch, ridge heights and fenestration.
- e. Entry on north elevation needs work.
- f. Fenestration on the south elevation is very aggressive.
- g. Landscaping needs careful consideration. Use landscaping to make the house part of the landscape. Add trees around the pool.
- h. SBAR will conduct a site visit. The applicant needs to erect story poles and stake out the footprints of the structures.

**21. 06BAR-00000-00279**  
**Montecito Ranch Estates Properties Inc. New Residence** **Summerland**  
(No Assigned Planner) **Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for **conceptual review of a new residence of approximately 7,980 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 1500 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.

**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:**

**Public Comments:**

**Tom Evans:** Mr. Evans said that most of his comments on Lot 3 (item #20 above) apply to Lot 2. He expressed concerns about exterior lighting of the tennis court.

**SBAR Comments:**

- a. SBAR reiterated many of the comments that it made for Lot 2 (see item #20 above).
- b. Site plan is basically acceptable.
- c. Architect should consider using a different architectural style to distinguish the residences on Lots 2 and 3.
- d. Proposed residence is too linear. SBAR encouraged the architect to consider various changes to break-up the mass of the residence, such as varying plate heights, fenestration and ridge heights.
- e. Do not plant street trees in rows. Rather, vary the plantings to deemphasize the street.
- f. Applicant needs to address the potential effects of the night lighting for the tennis court.
- g. SBAR will conduct a site visit. The applicant needs to erect story poles and stake out the footprints of the structures.

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Pamela Ferguson-Ettinger, and carried by a vote of 7 to 0 (with the full board present) that the meeting was adjourned until 9:00 A.M. on Friday, January 5, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

*Meeting adjourned at 5:15 P.M.*