



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of December 14, 2007**

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

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy Roberts, at 9:10 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

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

**COMMITTEE MEMBERS ABSENT:** None.

**REPORTERS:** None in attendance

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

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** Tom Oschner objected to putting up story poles for the Koke project. Jeremy and Laurie will meet architect and planner at the site at 9 a.m. on 12/18.
- II. AGENDA STATUS REPORT:** Gray moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher absent) to adopt the following changes to the agenda:
  - **Item No. 6 – Afromsky Demo/Rebuild SFD (07BAR-00000-00242) – Dropped from the Standard Agenda.**
  - **Item No. 10 – Afromsky Demo/Rebuild SFD (07BAR-00000-00242) Site Visit – Dropped from the Standard Agenda.**
  - **Item No. 11 – Mormann Additions & MOD (06BAR-00000-00315) – Continued to the SBAR meeting of February 1, 2008.**
- III. MINUTES:** Rivera moved, seconded by Gray and carried by a vote of 5 to 0 (Froscher absent) to approve the Minutes of November 30, 2007, as revised.

**IV. CONSENT AGENDA:**

**C-1. 07BAR-00000-00222      Blancarte Garage Conversion      Goleta**  
**07LUP-00000-00585 (Amy Trester, Planner)      Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owner, Normal Blancarte, to consider Case No. 07BAR-00000-00222 for **further final approval on consent of conversion of the existing garage to habitable space of approximately 445 square feet, consisting of bedroom, full bathroom, and den.** The following structures currently exist on the parcel: residence of approximately 1,320 square feet with an attached garage of approximately 445 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-202-005, located at **4785 Baxter Street** in the Goleta area, Second Supervisorial District. (Continued from 9/21/07 & 11/16/07)

**ACTION: Romero moved, seconded by Gray and carried by a vote of 6 to 0 to grant final approval on consent of 07BAR-00000-00222.**

**C-2. 07BAR-00000-00099      Tyre Residence Additions      Santa Barbara**  
**07LUP-00000-07414 (Sarah Clark, Planner)      Jurisdiction: Goleta**

Request of Patrick Marr, agent for the owners, Jeff and Margie Tyre, to consider Case No. 07BAR-00000-00099 for **final approval on consent of an addition of approximately 544 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 2,242 square feet and garden shed of approximately 340 square feet. The proposed project will require approximately no cut and approximately 33 cubic yards of fill. The property is a 0.51 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-019, located at **4531 Auhay Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/25/07, 8/10/07, 9/21/07 & 11/30/07)

**ACTION: Romero moved, seconded by Gray and carried by a vote of 6 to 0 to grant final approval on consent of 07BAR-00000-00099.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** Jeremy Roberts attended the recent joint chairs meeting and reports that most projects are receiving approval from the BARs in four or fewer meetings.

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 07BAR-00000-00205      Gin Single Family Dwelling Addition      Goleta**  
**07LUP-00000-00545 (Lisa Martin, Planner)      Jurisdiction: Goleta**

Request of Mark Mansfeld, architect for the owners, Irene and Ron Gin, to consider Case No. 07BAR-00000-00205 for **further preliminary/final approval of a second floor addition of approximately 485 square feet to the existing residence and legalization of an unpermitted garage conversion to habitable space.** The following structure currently exists on the parcel: residence of approximately 1,450 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-164-009, located at **684 Andy Lane** in the Goleta area, Second Supervisorial District. (Continued from 9/07/07 & 11/30/07)

**ACTION: C. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 to grant preliminary approval of 07BAR-00000-00205. Applicant may return for final on consent.**

**SBAR COMMENT:**

- **Project received preliminary approval with annotations on plans re., eight foot plate height of second story and two additional pittosporums at either end of the planting bed in front of former garage.**

2. **07BAR-00000-00235 Kleidermacher Addition/Interior Remodel Goleta**  
07LUP-00000-00733 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Allen Fidler, agent for the owners, David and Tamara Kleidermacher living trust, to consider Case No. 07AR-00000-00235, for **further conceptual review/preliminary approval of a one story residential addition of approximately 1,797 square feet. The additions include an entry addition of approximately 120 square feet, a bed/bath addition of approximately 274 square feet, a master suite addition of approximately 705 square feet and conversion of the existing garage to habitable space, as well as a new attached garage of approximately 809 square feet.** The following structures currently exist on the parcel: residence of approximately 1,880 square feet with an attached garage of approximately 550 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **069-181-006**, located at **1127 Camino Manadero** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/05/07 & 11/30/07)

**ACTION: Gray moved, seconded by Rivera and carried by a vote of 6 to 0 to grant preliminary approval of 07BAR-00000-00235. Applicant may return for final on consent.**

3. **07BAR-00000-00305 Skeen Pool House and Pool Santa Barbara**  
07LUP-00000-00793, 07MOD-00000-00015 (Eric Gage, Planner) Jurisdiction: Goleta

Request of On Design Architects, architect for the owner, William Skeen, to consider Case No. 07BAR-00000-00305 for **conceptual review of a pool house of approximately 732 square feet and pool.** The following structures currently exist on the parcel: a residence of approximately 2,176 square feet, garage of approximately 566 square feet and shed of approximately 90 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 14,801 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-342-001, located at **354 Arroyo Road** in the Goleta area, Second Supervisorial District.

**Project received conceptual review only. No action taken. Applicant may return for preliminary. The following comments were made:**

**SBAR COMMENTS:**

- **Pool house is charming but does not tie into existing house; SBAR encourages upgrade of existing house.**
- **Project may return for preliminary approval based on the fact that the proposed new structure is lower in profile than the existing garage, the adjacent home sits above subject lot, the project comprises a better design than the existing garage and the project is screened from public view.**

4. **07BAR-00000-00243 Friedlander/Hackett Single Family 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 a **site visit of a residence with attached two car garage of approximately 2,951 square feet with an attached garage of approximately 713 square feet, a detached workshop of 600 square feet and a swimming pool of approximately 172.5 square feet.** The lot is currently vacant. The proposed project will require approximately 645 cubic yards of cut and fill. The property is a 0.88 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-044, located at **6925 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 10/19/07)

**Site visit only. No action taken.**

**5. 07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara  
07LUP-00000-00797 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban**

Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for a **site visit of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07 & 10/19/07)

**Site visit only. No action taken.**

**6. 07BAR-00000-00242 Afromsky Demo/Rebuild Single Family Dwelling Hope Ranch  
07CNS-00000-00097 (Eric Gage, Planner) Jurisdiction: Ridgeline - Urban**

Request of Shubin and Donaldson, architect for the owners, Neil and Francine Afromsky, to consider Case No. 07BAR-00000-00242 for **site visit of the demolition of the existing residence and construction of a new residence of approximately 8,354 square feet with a attached garage of approximately 2,275 square feet and detached guesthouse of approximately 800 square feet.** The following structure currently exists on the parcel: residence of approximately 3,800 square feet. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of fill. The property is a 3.75 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-054-001, located at **4545 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/02/07)

**ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher absent) to drop the site visit for 07BAR-00000-00242 from the Standard Agenda. See Agenda Status Report.**

**7. 07BAR-00000-00264 Vogel Landing and Beach Access Staircase Hope Ranch  
06CDH-00000-00264 (J. Ritterbeck, Planner) Jurisdiction: Coastal**

Request of Charles McClure, architect and Jonathan Leech, agent for the owners, Jack and Cynthia Vogel, to consider Case No. 07BAR-00000-00264 for **further conceptual review of repairs and remedial alterations to portions of an existing beach-access staircase involving approximately 20 linear feet and the base of stairway and landing located on the beach. Also included is the removal of unpermitted development within the bluff-top setback including a gazebo, spa and deck.** The following structures currently exist on the parcel: a residence with attached garage of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.21 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-003, located at **4167 Creciente Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/16/07)

**Project further received conceptual review only. No action taken. The following comments were made:**

**SBAR COMMENTS:**

- **When the concrete slab is cut, rebar will be exposed; the project will need to include skinning the landing. This provides the opportunity to sculpt the landing to achieve balance: restudy and consider cutting at a batter to match batter at east side.**
- **Consider moving the platform or cutting it back to better center over the landing.**

**8.      07BAR-00000-00304                      Simon Residence Addition                      Hope Ranch**  
**07LUP-00000-00304 (Amy Trester, Planner)                      Jurisdiction: Ridgeline - Urban**

Request of Jason Grant, architect for the owner, Howard Simon, to consider Case No. 07BAR-00000-00304 for **conceptual review/preliminary/final approval of a residence addition of approximately 396 square feet and a re-roof of approximately 1,220 square feet of existing roof area. A portion of the new roof will be raised six inches as well.** The following structures currently exist on the parcel: a residence and attached garage of approximately 3,011 square feet. The proposed project will not require grading. The property is a 1.70 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 063-081-001, located at **959 Via Rosita** in the Hope Ranch area, Second Supervisorial District.

**ACTION: Froscher moved, seconded by Rivera and carried by a vote of 6 to 0 to grant preliminary and final approval of 07BAR-00000-00304.**

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

**9.      07BAR-00000-00244      Bischoff/Odell Single Family Dwelling                      Santa Barbara**  
**07LUP-00000-00797 (Seth Shank, Planner)                      Jurisdiction: Ridgeline - Urban**

Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **further conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07 & 10/19/07)

**Project further received conceptual review only. No action taken. Applicant may return for preliminary. The following comments were made:**

**SBAR COMMENTS:**

- **The SBAR commends the architect on the successful, site specific design.**
- **Glazed west corner of guesthouse is elevated and of concern in respect to night lighting: consider stepping down or raising grade to resolve design.**
- **Consider using oaks to frame vistas, to break up the facade (maintaining views through windows) and to nestle the house into the ridge.**
- **Try to make fire clearance look natural, with variegated canopy heights: work with County Fire.**
- **Study 14 foot high garage wall as it occurs at the entry to the site:**
  - **Consider lowering 1 – 2 feet into the site.**
  - **Consider cladding in stone.**
- **Add boulders and vegetation at edge of pool.**
- **Reflect curvilinear form as opportunity arises around the entire structure.**
- **Consider a green roof on the guest house.**
- **Return for preliminary review before the full board having worked with the Fire Department first.**

**10.     07BAR-00000-00242      Afromsky Demo/Rebuild Single Family Dwelling                      Hope Ranch**  
**07LUP-00000-00857 (Eric Gage, Planner)                      Jurisdiction: Ridgeline - Urban**

Request of Shubin and Donaldson, architect for the owners, Neil and Francine Afromsky, to consider Case No. 07BAR-00000-00242 for **further conceptual review of the demolition of the existing residence and construction of a new residence of approximately 8,354 square feet with a attached garage of approximately 2,275 square feet and detached guesthouse of approximately 800 square feet.** The following structure currently exists on the parcel: residence of approximately 3,800 square feet. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of fill. The property is a 3.75 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-054-001, located at **4545 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/02/07)

**ACTION:** Gray moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher absent) to drop 07BAR-00000-00242 from the Standard Agenda. *See Agenda Status Report.*

**11. 06BAR-00000-00315 Mormann Additions & Setback Modification Hope Ranch**  
06LUP-00000-01136 (J. Ritterbeck, Planner) **Jurisdiction: 35-82.130.D(2) – Urban**  
06MOD-00000-00315

Request of Greg Schmandt, architect for the owners, Kerry and Nancy Mormann, to consider Case No. 06BAR-00000-00315 for **final approval of a residential additions: 27 square foot kitchen addition, a new 379 square foot 1-car attached garage, 495 square feet of new covered porches, and a 397 square foot addition to the master bed/bath that received ZA approval for a modification to the required 125 foot front setback.** The following structures currently exist on the parcel: a residence of approximately 3,064 square feet with attached garage of approximately 441 square feet and detached guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.49 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-004, located at 977 Via Rosita in the Hope Ranch area, Second Supervisorial District. (Continued from 2/02/07 & 8/24/07)

**ACTION:** Gray moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher absent) to continue 06BAR-00000-00315 to the SBAR meeting of February 1, 2008. *See Agenda Status Report.*

**12. 07BAR-00000-00117 Starr New Residence Mission Canyon**  
07LUP-00000-00302 (Sarah Clark, Planner) **Jurisdiction: Mission**

Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **further conceptual review of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1<sup>st</sup> floor addition of approximately 305 square feet, 2<sup>nd</sup> floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/10/07 & 9/21/07 & 11/02/07)

**Project further received conceptual review only. No action taken. Applicant may return for further conceptual/preliminary. The following comments were made:**

**SBAR COMMENTS:**

- Retaining wall is very visible from the canyon and requires screening.
- Replace species near the wall with natives, specifically: *Rhus ovata* or *Rhus integrifolia* (5 GC), *Quercus agrifolia* (5 GC) instead of Grecian laurel, *Ceanothus Yankee Point* instead of lantana, *Ceanothus horizontalis* (1 GC) instead of fescue and *Arctostaphylos uvi-ursi* (1 GC) instead of purple hopseed.
- Reduce mass of the family room on the south elevation; consider dropping the roof and adding a trellis.
- Use darker roof i.e., "San Miguel" of the Capistrano Camino Real collection.

**13. 07BAR-00000-00178 Ford New Guesthouse and Pool Hope Ranch**  
07LUP-00000-00680 (Eric Gage, Planner) **Jurisdiction: Ridgeline-Urban**

Request of On Design, architect for the owner, Eric Ford, to consider Case No. 07BAR-00000-00178 for **preliminary approval of a new guesthouse of approximately 800 square feet with an attached covered patio of approximately 704 square feet and new pool of approximately 528 square feet.** The following structures currently exist on the parcel: residence of approximately 4,406 square feet and a detached two-car garage of approximately 586 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.84 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-030-052, located at **3904 Via Laguna** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/10/07)

**ACTION:** Rivera moved, seconded by Gray and carried by a vote of 6 to 0 to grant preliminary approval of 07BAR-00000-00178. Applicant may return for final on consent.

**SBAR COMMENT:**

- SBAR was able to make findings for a modification on the basis of the project's compatibility with the neighborhood.

**Toro Canyon/Summerland/Carpinteria Areas**

14. 07BAR-00000-00056 Summerland LLC As-Built Accessory Structure Summerland  
07CUP-00000-00020 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Urban

Request of Sophie Calvin, agent for the owner, Summerland LLC, to consider Case No. 07BAR-00000-00056 for **preliminary approval of the following residential development: removal of 93 square feet of trellises located in the side setback, removal of 206 square feet of deck above the garage, reconversion of unpermitted habitable space to a 455 square foot two car attached garage, removal of a kitchenette and shower and the reconversion of unpermitted habitable space to 839 square feet of storage space on the first floor, legalize 198 square feet of deck above garage, and to legalize an as-built workshop of approximately 362 square feet with approximately 68 square feet to be demolished, the workshop will also require a modification to the required 2- foot front setback to allow 72 square feet of the encroachment.** The following structures currently exist on the parcel: a residence of approximately 897 square feet, storage unit of approximately 563 square feet and a garage of approximately 455 square feet. The proposed project will not require grading. The property is a 6,250 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-172-002, located at **2211 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07)

**ACTION:** Gray moved, seconded by Froscher and carried by a vote of 6 to 0 to grant preliminary approval of 07BAR-00000-00056. Applicant may return for final on consent.

**SBAR COMMENT:**

- Findings for setback modification made and preliminary approval granted.

**PUBLIC COMMENT:**

- Tom Evans: garage door, parking, nighttime lighting.

15. 07BAR-00000-00146 Jaffe New Residence and Garage Summerland  
07CDP-00000-00089 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Rural  
07CDP-00000-00089

Request of Alicia Harrison of Hatch & Parent, and agent for the owner, Michael and Jann Jaffe, to consider Case No. 07BAR-00000-00146 for **final approval of a new residence of approximately 3,490 square feet with a basement of approximately 948 square feet and new detached three car garage of approximately 747 square feet, detached accessory structure of approximately 697 square feet located below the garage. Also proposed are decks of approximately 2,014 square feet, a pool of approximately a 472 square feet, and spa of approximately 102 square feet. Also, the new SFD will have an average plate height of 9'-5" throughout the entire house, and within the Summerland Community Plan area a 10% FAR penalty for plate heights over 9'-0" on small lots resulting in a maximum allowable floor area of 4,455 square feet (SFD + garage). The new 4,438 structure has been designed to be under this maximum.** No structures currently exist on the parcel. The proposed project will require approximately 1,189 cubic yards of cut and approximately 1,198 cubic yards of fill. The property is a 1.0 (gross) acre parcel zoned AG-1-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 6/22/07, 9/07/07, 10/05/07 & 11/02/07)

**ACTION: Rivera moved, seconded by Froscher and carried by a vote of 6 to 0 to continue 07BAR-00000-00146 to a future SBAR meeting. Applicant may return for final on consent.**

**SBAR COMMENTS:**

- **Architecturally exciting.**
- **Exterior lighting to be low level.**
- **Return for final on consent, no representation is necessary, after Summerland ARC final approval.**

**16. 06BAR-00000-00176                      Nguyen New Residence                      Summerland  
06CDP-00000-00078 (Holly Bradbury, Planner)                      Jurisdiction: Summerland**

Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review/preliminary/final approval of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, and 9/7/07 & 9/21/07 & 11/02/07)

**Project further received conceptual review only. No action taken. Chris Roberts recused from discussion of this item. Applicant may return for preliminary. The following comments were made:**

**SBAR COMMENTS:**

- **Architectural vocabulary is preferred to previous attempts and is successful.**
- **Appreciate progress on the project, detailing, roof forms etc.; all sides of the structure work together.**
- **Project design will fit into Summerland.**
- **Peak of roof is only feet above Valencia; no need for more storypoles.**
- **Positive conceptual comments; return for preliminary approval after receiving preliminary from Summerland ARC.**

**17. 07BAR-00000-00300    Duca New Horse Barn and Entry Gate                      Toro Canyon  
07CDH-00000-00034, 07CDP-00000-00122 (Sarah Clark, Planner)                      Jurisdiction: Toro/Coastal**

Request of Loren Solin, architect for the owner, Suzanne Duca, to consider Case No. 07BAR-00000-00300 for **conceptual review of new horse barn of approximately 995 square feet with covered storage of approximately 213 square feet, new entry gate and driveway.** The following structures currently exist on the parcel: a residence of approximately 2,603 square feet and garage/workroom of approximately 1,192 square feet. The proposed project will not require grading. The property is a 3.04 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-038, located at **3001 Padaro Lane** in the Toro Canyon area, First Supervisorial District.

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final. The following comments were made:**

**SBAR COMMENTS:**

- **Sweet little barn.**
- **Appropriate gate treatment.**
- **Well screened.**
- **Return for preliminary/final full board with materials and colors.**

18. **07BAR-00000-00243** **Friedlander/Hackett Single Family 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 **further conceptual review of a residence with attached two car garage of approximately 2,951 square feet with an attached garage of approximately 713 square feet, a detached workshop of 600 square feet and a swimming pool of approximately 172.5 square feet.** The lot is currently vacant. The proposed project will require approximately 645 cubic yards of cut and fill. The property is a 0.88 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-044, located at **6925 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 10/19/07)

**Project received further conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:**

**SBAR COMMENTS:**

- **House is moving in a good direction; like the flat roofs.**
- **Siting is a problem.**
- **Need more space on east side of house.**
- **Consider relocating garage to the rear of the house (improving the existing ag road into an entry drive curving around to behind the home and rotating wood shed 90 degrees.) or to west side of house; concerned with adequacy of parking and site distances; work with Public Works Roads in this regard.**
- **Reconfirm grading quantities.**
- **Roof needs to be dark or textured.**
- **Return for further conceptual review with studies of the garage.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Froscher moved, seconded by Romano, and carried by a vote of 6 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, January 4, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:00 P.M.