



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: December 19, 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 9:20 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	
Will Rivera	
Glen Morris	
Steve Willson	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Full Board Present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Romano moved, seconded by Gray and carried by a vote of 6 to 0 (C. Roberts absent) to drop Item #20 06BAR-00000-00279 from the agenda at the request of the applicant.

III. MINUTES: Romano moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts absent, Morris and Rivera abstain) to approve the Minutes of December 5, 2008.

IV. CONSENT AGENDA:

C-1. 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 & 12/05/08)		

ACTION: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (C. Roberts absent) to grant preliminary/final approval on consent of 08BAR-00000-00192.

C-2. 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 on consent 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 & 12/05/08)

ACTION: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (C. Roberts absent) to grant preliminary/final approval on consent of 08BAR-00000-00045.

C-3. 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 **final approval on consent 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 & 12/05/08)

ACTION: Rivera moved, seconded by Romano and carried by a vote of 6 to 0 (C. Roberts absent) to grant preliminary/final approval on consent of 08BAR-00000-00109.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 08BAR-00000-00257 Hossan Commercial Building Roof Change Isla Vista
(No Assigned Planner) **Jurisdiction: Commercial**

Request of Ron Sorgman, architect for the owner, Michael Hossan, to consider Case No. 08BAR-00000-000257 for **conceptual review of a minor roof change to a commercial structure.** The following structure currently exists on the parcel: two story commercial structure of approximately 2,464 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-113-007, located at **6546 Pardall Road** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- **Reorient opening to rear of building and add a gate for access and screening.**
- **Consider reducing size of enclosure; consider recessing equipment, even 6".**

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.

2. **08BAR-00000-00089 St. George New Residence (Eastern Lot) Isla Vista**
08CDH-00000-00012/08MOD-00000-00009 (Jim Heaton, Planner) Jurisdiction: Ocean
Request of Shubin and Donaldson, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00089, for **final approval of a new residence of approximately 2,000 square feet**. The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6567 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/06, 8/08/08, 10/03/08 & 11/14/08)

CONDITION:

- All projects received final approval with the condition that an alternative vine be selected to replace the proposed Boston ivy.

ACTION: Morris moved, seconded by Romano and carried by a vote of 6 to 0 (C. Roberts absent, Rivera abstains) to grant final approval of 08BAR-00000-00089.

3. **08BAR-00000-00105 St. George New Residence (Middle Lot) Isla Vista**
08CDH-00000-00016/08MOD-00000-00010 (Jim Heaton, Planner) Jurisdiction: Ocean
Request of Shubin and Donaldson, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00105 for **final approval of a new residence of approximately 2,000 square feet**. The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6569 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/08 & 8/08/08, 10/03/08 & 11/14/08)

CONDITON:

- All projects received final approval with the condition that an alternative vine be selected to replace the proposed Boston ivy.

ACTION: Morris moved, seconded by Romano and carried by a vote of 6 to 0 (C. Roberts absent, Rivera abstains) to grant final approval of 08BAR-00000-00105.

4. **08BAR-00000-00106 St. George New Residence (Western Lot) Isla Vista**
08CDH-00000-00017/08MOD-00000-00011 (Jim Heaton, Planner) Jurisdiction: Ocean
Request of Shubin and Donaldson, architect for the owner, Ed St. George, to consider Case No. 08BAR-00000-00106 for **final approval of a new residence of approximately 2,000 square feet**. The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6571 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/08, 8/08/08, 10/03/08 & 11/14/08)

CONDITION:

- All projects received final approval with the condition that an alternative vine be selected to replace the proposed Boston ivy.

ACTION: Morris moved, seconded by Romano and carried by a vote of 6 to 0 (C. Roberts absent, Rivera abstains) to grant final approval of 08BAR-00000-00106.

5. **07BAR-00000-00203 St. George Duplex Isla Vista**
07CDH-00000-00023/08MOD-00000-00005 (Jim Heaton, Planner) Jurisdiction: Ocean
Request of Shubin and Donaldson, architect for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **final approval of a new two-story duplex of approximately 2,564 square feet, garage of approximately 448 square feet and detached carport of approximately 645 square feet**. The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07, 11/30/07, 2/01/08, 6/06/08, 8/08/08 & 9/05/08, 10/17/08 & 11/14/08)

CONDITON:

- **Project received final approval with the conditions that the roof tiles have a sand cast, mottled finish and that the *Callistemon* be switched out for a *Jacaranda*.**

ACTION: Willson moved, seconded by Romano and carried by a vote of 4 to 1 (C. Roberts absent, Rivera abstained and Morris opposed) to grant final approval of 07BAR-00000-00203.

6. 08BAR-00000-00081

Herrera Garage Conversion and Second Floor Addition

Santa Barbara

08LUP-00000-00473 (Brian Banks, Planner)

Jurisdiction: Goleta

Request of Eduardo Esparza, agent for the owner, Pavel Herrera, to consider Case No. 08BAR-00000-00081 for **further conceptual review of a garage conversion of approximately 396 square feet, second floor addition of approximately 396 square feet, second floor deck of approximately 48 square feet, first floor addition of approximately 120 square feet and first floor deck of approximately 111 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a .42 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-150-037 located at **581 Lorraine Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/06/08, 10/03/08 & 11/14/08)

COMMENTS:

- No change in design; previous comments stand.**
- Neighborhood is primarily single story; proposed two story stacked design would alter the neighborhood's character.**
- The project site is a large lot; consider fulfilling owner's program by adding additional square footage onto the first floor at the back of the house.**

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review.

7. 08BAR-00000-00237

On the Side Tavern Trellis Enclosure/Remodel and Landscape/Hardscape

Isla Vista

08CDH-00000-00042 (Holly Bradbury, Planner)

Jurisdiction: Coastal

Request of Dawn Sherry, architect for the owner, Paul Edwin Olson, Trustee, to consider Case No. 08BAR-00000-00237 for **further conceptual review of a trellis of approximately 770 square feet to enclose an existing patio, new acrylic partitioning and fence enclosure, work to be preformed under Isla Vista Improvement plan to include removal of 131 square feet of existing front ADA ramp and a portion of the patio, and an area converted to be a concrete sidewalk, as well as removing 19 square feet of patio and converting area into new landscaping along right-a-way.** The following structures currently exist on the parcel: a one story commercial lease space of approximately 1,294 square feet, walk-in cooler of approximately 96 square feet and uncovered concrete patio of approximately 1,402 square feet. The proposed project will not require grading. The property is a 7,200 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-122-014, located at **6521 Pardall Road** in the Isla Vista area, Third Supervisorial District. (Continued from 11/14/08)

COMMENTS:

- Need to bring more light into the space.**
- SBAR is firm that trellis be open and that the remodel not include a full roof; expand trellis element, reduce roof area and eliminate skylights.**
- Design of trellis has dramatically improved with secondary trellis elements.**
- SBAR objects to redwood fence at parking lot as it would cause the interior to be very dark and too enclosed. Consider angling slats or using glass or iron work with vines; lower wall overall.**
- Integrate Pardall Road streetscape improvements into the project and reflect Pardall Road improvements on plans. Refer to Redevelopment Agency guidelines for barriers for businesses on Pardall Road.**
- Return for further conceptual review.**

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the SBAR meeting of January 16, 2009.

8. 07BAR-00000-00130 Santa Barbara Foothills LLC 5 Unit Condominium Santa Barbara
08ZCI-00000-00010 (Mark Walter, Planner) **Jurisdiction: County**

Request of Tom Ochsner, architect for the owner, Santa Barbara Foothills LLC, to consider Case No. 07BAR-00000-00130 for **preliminary/final approval of a 5 unit condominium (2 duplex of approximately 3,000 square feet and 1 unit of approximately 1,500 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 805 cubic yards of cut and fill. The property is a 1.52 acre parcel zoned PRD-5 and shown as Assessor's Parcel Number (new parcel/no APN), located at **Lot 16 site located at Highway 154 and north end of Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/11/07, 2/01/08, 3/28/08 & 4/11/08)

CONDITION:

- **Project received final approval with the condition that the source of light on exterior fixtures be fully shielded.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Gray abstains) to grant final approval of 07BAR-00000-00130.

9. 08BAR-00000-00269 Skeen Residence Addition Santa Barbara
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Mary Chang, On Design Architects, agent for the owners, William and Mona Skeen, to consider Case No. 08BAR-00000-00269 for **conceptual review of a residence addition of approximately 130 square feet and front entry upgrade.** 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 14,810 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-342-001, located at **354 Arroyo Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Design is acceptable.**
- Try to relate trellis to house more closely.**
- Consider adding shutters to new windows to match existing.**
- Return for preliminary/final reviews on consent.**

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

10. 06BAR-00000-00208 Zucker New Residence Santa Barbara
07LUP-00000-00178 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Emilio Casanueva, agent for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **further preliminary/final approval of a new residence of approximately 4,835 square feet with 1,582 square feet of open galleries.** No structures currently exist on the parcel. The proposed project will require approximately 6,700 cubic yards of cut and approximately 3,150 cubic yards of fill with 3,465 cubic yards to be exported off site. The property is a 150 total acres zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06, 4/27/07, 6/08/07, 7/6/07, 8/24/07, 11/30/07, 1/04/08, 1/18/08, 3/14/08, 9/05/08 & 11/14/08)

COMMENTS/CONDITIONS:

- SBAR has struggled with the applicant through the process and has continued concerns with the mix of styles and the orientation of building to the lot but SBAR has exhausted its efforts and has reached the following negotiated solution.**
- Project received preliminary and final approvals with conditions.**
 - **All columns to be full length throughout.**
 - **Color scheme shall be monochromatic consistent with the green proposed for the exterior walls of the house**
- Cast concrete balusters shall be eliminated and replaced with wrought iron railing instead.**

ACTION: Morris moved, seconded by Willson and carried by a vote of 6 to 0 (Romano abstained) to grant preliminary/final approval of 06BAR-00000-00208.

11. 08BAR-00000-00212 Goleta Cemetery District As-Builts and New Wall Santa Barbara
08DVP-00000-00008/ 08CUP-00000-00212 (Holly Bradbury, Planner) Jurisdiction: DVP

Request of Jennifer Welch, agent for the applicant, Goleta Cemetery District c/o Rick Bower, to consider Case No. 08BAR-00000-00212 for **preliminary/final approval of a new 427 liner foot 6 to 10 foot in height retaining wall.** The following structures currently exist on the parcel: an existing residence/office of approximately 2,317 square feet, detached garage/storage room of approximately 1,488 square feet existing niches of approximately 80 and 110 square feet, existing restroom of approximately 140 square feet. The proposed project will not require grading. The property is a 5.13 acre parcel zoned PI and shown as Assessor's Parcel Numbers 061-021-046, 061-040-001, 061-040-002, 061-040-009, 061-040-038, located at **44 South San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/17/08)

COMMENTS:

- a. **Previous SBAR comments have not been addressed and remain.**
- b. **Still need information on how to improve the architecture of the wall.**
- c. **Program could be better achieved by a landscaping solution.**

ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Morris and Willson absent) to continue 08BAR-00000-00212 for further preliminary/final approval.

12. 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 **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. (Continued from 12/05/08)

ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Willson absent) to grant preliminary/final approval of 08BAR-00000-00250. No additional comments were made by the Board of Architectural Review members present for this project.

13. 08BAR-00000-00168 Isla Vista Redevelopment Agency Parking Lot Isla Vista
08DVP-00000-00023 (Errin Briggs, Planner) Jurisdiction: Permit Development Plan
08CUP-00000-00039/08CDP-00000-00076

Request of Steve Wang, architect and Todd Morrison, Santa Barbara County General Services, agent for the owner, Santa Barbara County Redevelopment Agency, to consider Case No. 08BAR-00000-00168 for **further conceptual review/preliminary approval of a parking area of approximately 17,858 square feet.** No structures currently exist on the parcel. The proposed project will require 600 cubic yards of grading. The property comprises two parcels totaling 0.41 acres and is zoned C-2 and SR-H and shown as Assessor's Parcel Numbers 075-111-014 and 075-111-006, located at **881 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/08)

COMMENTS:

- a. **Great project. Wonderful solution. Functional and architecturally creative.**
- b. **Return with updated section.**
- c. **Eliminate mesh from trellis structure.**
- d. **Need more information on light posts.**
- e. **Coordinate drawings.**
- f. **Landscape Architect to revise plant choices based on depth of planters.**
- g. **Return for preliminary/final review before the full board.**

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

14. 08BAR-00000-00270 Eran Fields, Icon Student Housing Isla Vista
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Hochhauser Blatter, architect for the owner Eran Fields, Icon Student Housing, to consider Case No. 08BAR-00000-00270 for **conceptual review of new mixed-use building of approximately 12,385 (C-2 Site) and 4,120 square feet (SRH-2 Site) for approximate total of 16,505 square feet.** The following structure currently exists on the parcel: a one story commercial building of approximately 2,042 square feet. The proposed project will require approximately 3,877 cubic yards of cut and no fill. The property is a 11,157 square foot parcel zoned C-2/SRH-20 and shown as Assessor's Parcel Numbers 075-173-023 and 075-173-024, located at **6545 and 6547 Trigo Road** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- a. **Nice project but could be more playful and expressive: push the design beyond rectilinearity.**
- b. **North elevation looks massive; break it up. Restudy four first floor columns. Horizontal light element connecting either side of the north elevation weakens the design. Create some calmness between the different highlighted elements.**
- c. **Play with the fenestration, trellises and roof supports. Use of materials, colors, window proportions all need to set up definitive spaces in the architecture. Integrate shading elements into the building instead of using add ons.**
- d. **Base of building needs more emphasis; consider angling walls into the ground plane.**
- e. **Focus on the ground plane and give as much design thought to it as to the building. At bulb out, consider bringing pedestrians in by allowing corner of building to be the entry. Allow activities and building to respond to streetscape.**
- f. **Consider extending street trees along Trigo and Embarcadero del Norte.**
- g. **Remove signs from drawings; develop a comprehensive sign program for the building.**

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of January 16, 2009.

Mission Canyon/Santa Barbara/Hope Ranch Areas

15. 06BAR-00000-00254 Winn Residence Addition Mission Canyon
08LUP-00000-00214 (Holly Bradbury, Planner) **Jurisdiction: Mission Canyon**

Request of Alastair Winn, owner, to consider Case No. 06BAR-00000-00254 for **final approval of a setback Modification to allow two accessory structures (studio and garage/shed) recently remodeled under 06LUP-00000-01030/06BAR-00000-00254 to be located with the side yard setback area. The standard side yard setback area of 10 feet would be reduced to a minimum of three feet.** The following structures currently exist on the parcel: a residence of approximately 2,152 square feet, garage/workshop of approximately 648 square feet and studio of approximately 526 square feet and carport of approximately 226 square feet. The proposed project will not require grading. The property is a 24,101 square foot parcel zoned 1-E-1-D and shown as Assessor's Parcel Number 023-261-023, located at **719 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/17/06, 3/16/07, 3/30/07 & 2/29/08)

CONDITION:

- **Project received final approval with the condition that all exterior lights be fully shielded.**

ACTION: Gray moved, seconded by Willson and carried by a vote of 7 to 0 to grant final approval of 06BAR-00000-00254.

16. 08BAR-00000-00195 Howard New Residence Mission Canyon
08LUP-00000-00658 (Brian Banks, Planner) **Jurisdiction: Mission Canyon**

Request of Fred L. Sweeney, agent for the owner, William Howard, to consider Case No. 08BAR-00000-00195 for **preliminary approval of new residence of approximately 2,134 square feet and garage of approximately 486 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 1,092 square feet and garage of approximately 232 square feet. The proposed project will require approximately 48 cubic yards of cut and fill. The property is a 7,800 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-017, located at **2870 Ben Lomond Drive** in the Mission Canyon area, First Supervisorial District. (Continued from 10/03/08)

COMMENTS:

- a. **Very nice project.**
- b. **Project received preliminary approval.**
- c. **Return for final review on consent.**

ACTION: Romano moved, seconded by Morris and carried by a vote of 7 to 0 to grant preliminary approval of 08BAR-00000-00195. Applicant to return for final approval on consent.

17. 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 & 12/05/08)

CONDITION:

- **Project received preliminary/final approvals with the condition that all exterior lights be fully shielded**

ACTION: Romano moved, seconded by Morris and carried by a vote of 7 to 0 to grant preliminary approval of 08BAR-00000-00050. Applicant to return for final approval on consent.

Toro Canyon/Summerland/Carpinteria Areas

18. 07BAR-00000-00249 Tracy Residence Additions Summerland
08MOD-00000-00006 (Planner, Sarah Clark) Jurisdiction: Summerland

Request of Tom V. Smith, architect for the owners, Reid and Kristina Tracy, to consider Case No. 07BAR-00000-00249 for **final approval of residence remodel and addition of approximately 96 square feet first floor addition and approximately 361 square feet second floor addition.** The following structure currently exists on the parcel: a residence of approximately 742 square feet. The proposed project will not require grading. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-133-058, located at **2200 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 10/19/07 & 10/24/08)

COMMENTS:

Public speakers: Tom Evans, Jim Malott, Hazel Rhodes, Cindy Malott

SBAR Comment:

- **Continued to final on consent to allow Summerland ARC to grant final approval.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Morris absent) to continue 07BAR-00000-00249 to final on consent.

19. 07BAR-00000-00060 Andersen Duplex Addition Summerland
08CDP-00000-00176 (J. Ritterbeck, Planner) Jurisdiction: Summerland

Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **further conceptual review of duplex addition of approximately 364 square feet and an interior and exterior remodel of approximately 1,960 square feet.** The following structures currently exist on the parcel: a duplex of approximately 1,960 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 0.18 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07 & 4/27/07)

COMMENTS:

Public speakers: Tom Evans, Carlin Moyer, John Lovin, Joe Danely

SBAR Comments:

- a. **Some concern about the ratio of height to width; consider breaking up symmetry of mass by shifting one half of house in front of the other.**
- b. **Materials are acceptable.**
- c. **Project may be too large for the site; warrants story poles and a site visit.**
- d. **Return also with elevation studies of the sides of the duplex.**
- e. **Restudy transition between wood and plaster at lower floor and balcony.**

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval with a scheduled site visit at the meeting of January 16, 2009.

20. **06BAR-00000-00279** Montecito Ranch Estates 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 & 12/05/08)

ACTION: Romano moved, seconded by Gray and carried by a vote of 6 to 0 (C. Roberts absent) to drop 06BAR-00000-00279 at the request of the applicant. See Agenda Status Report.

21. **08BAR-00000-00267** McGraw Residence Addition Toro Canyon
08CDP-00000-00191 (Lisa Martin, Planner) **Jurisdiction: Toro**

Request of Dr. Edo McGowan, agent, Donald Hogarth, architect for the owner, E. A. McGraw, to consider Case No. 08BAR-00000-00267 for **conceptual review of a residence addition of approximately 620 square feet and a detached accessory structure of approximately 320 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,000 square feet. The proposed project will not require grading. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-013, located at **3152 Via Real** in the Carpinteria area, First Supervisorial District.

COMMENT:

- **Nice project, supportable as presented.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Will Rivera and carried by a vote of 6 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, January 16, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.