

# BAR MINUTES

**November 5, 2004**

7. **04BAR-00000-00263**                      **Pulver Lot Split (3 Lots)**                      **Santa Barbara**  
01TPM-00000-00016 (Alan Hanson, Planner)                      Ridgeline: N/A

Request of Ray Ketzel, Ketzel and Goodman, architects for the owners, David Pulver, to consider Case No. 04BAR-00000-00263 for **conceptual review of a parcel map and final development plan for three single family residential lots and one open space lot with two new single family residential units.** Two residential units currently exist on the parcel. The property is a 1.9 acre parcel zoned DR-1.8 and shown as Assessor's Parcel Number 065-240-021, located at **4860 Vieja Drive** in the Santa Barbara area, Second 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 Comment:**

#### **Valerie Olson:**

- **No objections to project. Houses will not be visible from More Mesa.**
- **Maintenance of existing oak trees on property is desirable.**

### **BAR Comments:**

- **Houses need to be broken up to make them feel smaller.**
- **Garages are too prominent. Explore ways to make less obtrusive.**
- **East elevation is bulky, awkward.**
- **Could main gable end go in opposite direction than second-floor gable? Re-orientation would help integrate building design.**
- **Stone batter work should have more of a shoulder.**
- **Landscape design uses a lot of asphalt. Consider other paving materials, and overall decrease in paving coverage where possible**
- **Keep edges of landscaped areas along proposed parcel boundaries natural and loose.**
- **Look at designing drainage swale with natural materials to make into a landscape feature.**
- **BAR suggests maintenance plan for common open-space lot.**