



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW AGENDA AND SCHEDULE OF SITE VISITS Meeting of January 28, 2005

**Scheduled Site Visits to begin at 8:30 A.M.**  
**Standard Agenda to begin at 1:30 P.M.**

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Robin Donaldson - Chair  
Kathryn Dole - Co-Vice Chair  
James King - Co-Vice Chair  
Bethany Clough  
Pamela Ferguson-Ettinger  
Valerie Froscher  
Greg Ravatt  
Chris Roberts  
Anita Hodosy - BAR Secretary  
Adam Baughman - Planner III

St. Mark's in the Valley Episcopal Church  
2905 Nojoqui Street  
Los Olivos, California 93441  
(805) 688-4454

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- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
  - If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
  - Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
  - If your case appears on the County Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Tuesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (8:30 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
  - In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
  - Board of Architectural Review approvals do not constitute Land Use Clearances.
  - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
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**ATTENTION APPLICANTS AND ALL INTERESTED PARTIES**  
**THIS BAR MEETING IS BEING HELD AT**  
**ST. MARK'S IN THE VALLEY EPISCOPAL CHURCH**  
**in the Parlor Facility of the Office Wing**  
**ST. MARK'S IS LOCATED IN LOS OLIVOS,**  
**BEHIND MATTIE'S TAVERN\*\***

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**ADMINISTRATIVE AGENDA:**

- I. **PUBLIC COMMENTS:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person. **Due to Site Visit Schedules, Public Comments will be given at 2:00 P.M upon return from scheduled site visits.**
- II. **AGENDA STATUS REPORT:**
- III. **MINUTES:** The approval of the Minutes of January 14, 2005 will be tabled to the meeting of February 11, 2005.
- IV. **BAR MEMBERS INFORMATIONAL BRIEFINGS:**
- V. **STAFF UPDATE:**
- VI. **SCHEDULE FOR SITE VISITS: *The following are estimated times:***
  - ✓ *Begin Site Visits at 8:30 a.m. **Dunn School** 2555 State Highway 154 in Los Olivos*
  - ✓ *Drive by Site Visit 10:05 a.m. Los Alamos Ranch site*
  - ✓ *10:35 a.m. **Sprint Telecommunication Facility** located southwest of the intersection of Clark Avenue and Broadway in Orcutt*
  - ✓ *Drive by Site Visit 10:50 through Old Towne Orcutt*
  - ✓ *11:00 a.m. **Rancho Maria Golf Course Residential Development** located at 1950 Highway 1. Visit will gather in the club house.*
  - ✓ **Lunch Break**
  - ✓ *1:30 p.m. **Johnson New Residence and Detached Garage** located at 920 Ladan in Solvang*
  - ✓ *Return to St. Mark's Church for additional review.*

VII. **STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this BAR Meeting by 2:00 P. M.**

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|----|--|--|-------------------|
| 1. | <b>04BAR-00000-00291</b>   | <b>Sprint Telecommunications Facility</b>        | <b>Orcutt</b>     |
|    | 04CUP-00000-00004 (Tom Figg, Planner)  |  | Ridgeline: N/A    |
|    | Request of Tricia Knight, agent for the owners, Sprint, to consider Case No. 04BAR-00000-00291 for <b>site visit and further conceptual review of Telecommunication Facility-Mono-pine Design of approximately 65 feet high faux mono-pine housing two telecommunication carriers (Sprint &amp; Nextel) located on an existing developed commercial property.</b> The property is shown as Assessor's Parcel Number 105-121-001, located <b>southwest of the intersection of Clark Avenue and Broadway</b> in the Orcutt area, Fourth Supervisorial District. <b>(Continued from 12/17/04)</b>   |  |                   |
| 2. | <b>04BAR-00000-00157</b>   | <b>Johnson New Residence and Detached Garage</b> | <b>Solvang</b>    |
|    | 04LUP-00000-00635 (Nicole Losch, Planner)  |  | Ridgeline: N/A    |
|    | Request of James May Macari, architect for the owner, Chris Johnson, to consider Case No. 04BAR-00000-00157 for <b>further conceptual/preliminary/final approval of a new residence of approximately 4,819 square feet and detached garage of approximately 1,200 square feet.</b> No structures currently exist on the parcel. The proposed project will require approximately 711 cubic yards of cut and approximately 102 cubic yards of fill. The property is a 7.2 acre parcel zoned A-I-5-D and shown as Assessor's Parcel Number 137-620-007, located at <b>920 Ladan</b> in the Solvang area, Third Supervisorial District. <b>(Continued from 7/30/04, 10/01/04 &amp; 12/17/04)</b> |  |                   |
| 3. | <b>04BAR-00000-00255</b>   | <b>Dunn School Corporation</b>                   | <b>Los Olivos</b> |
|    | 04RVP-00000-00018 (Adam Baughman, Planner)   |  | Ridgeline: N/A    |

Request of Don Avery, architect for the owner, Dunn School Corporation, to consider Case No. 04BAR-00000-00255 for **site visit and further conceptual review of revised major condition use permit**. The following structures currently exist on the parcel: School Campus. The proposed project will require approximately 15,000 cubic yards of cut and fill. The property is a 57.37acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 135-250-048,053, located at **2555 State Highway 154** in the Los Olivos area, Third Supervisorial District. **(Continued from 10/29/04)**

**The Representatives of the following items should be in attendance at this BAR Meeting by 3:00 P. M.**

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|-----------|--|-----------------------------------|-------------------|
| <b>4.</b> | <b>04BAR-00000-00346</b>   | <b>Rancho Maria Golf Course</b>   | <b>Orcutt</b>     |
|           | 04BAR-00000-00014 (Anne Coates, Planner)   |                                   | Ridgeline: N/A    |
|           | Request of Lisa Brodrogi, Urban Planning Concepts, agent for the owner, Joseph Bischof, to consider Case No. 04BAR-00000-00346 for <b>conceptual review of a 150 unit residential estate development plus 30 affordable units</b> . The following structures currently exist on the parcel: 18 –hole Rancho Maria Golf Course. The proposed grading to be determined. The property is a 189.2 acre parcel zoned PRD and shown as Assessor's Parcel Number 113-250-015;016;017, located at <b>Highway 1 approximately 1 mile north of the Clark Avenue Highway 1 Intersection</b> in the Orcutt area, Fourth Supervisorial District.  |                                   |                   |
| <b>5.</b> | <b>04BAR-00000-00333</b>   | <b>Royal Oaks Winery</b>          | <b>Santa Ynez</b> |
|           | 00-LUP-00000-06198 (Brian Tetley, Planner)   |                                   | Ridgeline: N/A    |
|           | Request of Bob Easton, architect for the owner, Lawrence D. Dvtra, Royal Oaks Winery, to consider Case No. 04BAR-00000-00333 for <b>conceptual review of architectural revisions to winery building from approximately 7,267 square feet to 7,081 square feet and Warehouse and Production Building front porch from approximately 1,440 square feet to 2,304 square feet. This proposed project is currently under construction with flatwork completed</b> . The proposed project will not require grading. The property is a 18.16 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 141-030-051, located at <b>3010 Roblar Avenue</b> in the Santa Ynez area, Third Supervisorial District.   |                                   |                   |
| <b>6.</b> | <b>04BAR-00000-00247</b>   | <b>Honea Winery Building</b>      | <b>Solvang</b>    |
|           | 04LUP-00000-00929 (Brian Foss, Planner)  |                                   | Ridgeline: N/A    |
|           | Request of Tish Beltranena, agent for the owner, Milt Honea, to consider Case No. 04BAR-00000-00247 for <b>preliminary/final approval of a winery building of approximately 4,871 square feet</b> . The following structures currently exist on the parcel: a barn of approximately 1,211 square feet, a guest house of approximately 790 square feet, a residence of approximately 1,986 square feet, a shed of approximately 300 square feet and agriculture storage barn of approximately 2,960 square feet. The proposed project will require approximately 1,200cubic yards of cut and approximately 900 cubic yards of fill or will not require grading. The property is a 39.19 acre zoned AG-I-10 and shown as Assessor's Parcel Number 137-020-022, located at <b>2201 Alamo Pintado Road</b> in the Solvang area, Third Supervisorial District. <b>(Continued from 10/29/04)</b> |                                   |                   |
| <b>7.</b> | <b>03BAR-00000-00353</b>   | <b>Price Ranch New Residences</b> | <b>Los Alamos</b> |
|           | 03LUP-00000-00661 (Brian Foss, Planner)  |                                   | Ridgeline: N/A    |
|           | Request of Nick Foster, agent for the owners, Syncon Homes of CA, Inc., to consider Case No. 03BAR-00000-00353 for <b>further conceptual review for construction of four single family dwellings each of approximately 2,200 square feet</b> . No structures currently exist on the parcel. The proposed project will not require grading. The property is four parcels of 20,000 square foot each zoned C-1 and shown as Assessor's Parcel Numbers 010-130-024,-025,-026 and -027, located at <b>Price Ranch Road</b> in the Los Alamos area, Third Supervisorial District. <b>(Continued 1/09/04 &amp; 10/01/04)</b>   |                                   |                   |