



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of February 25, 2005

9:00 A.M.

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Robin Donaldson - Chair  
Kathryn Dole - 1<sup>st</sup> Vice Chair  
James King - 2<sup>nd</sup> Vice Chair  
Bethany Clough  
Pamela Ferguson-Ettinger  
Valerie Froscher  
Greg Ravatt  
Chris Roberts  
Kris Miller-Fisher  
Anita Hodosy - BAR Secretary  
Alice Daly - Planner II

Santa Barbara County  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

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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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### 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.

**II. AGENDA STATUS REPORT**

**III. MINUTES:** The Minutes of February 11, 2005 will be considered.

**IV. CONSENT AGENDA: (Time Certain 8:30)**

- C-1. 04BAR-00000-00213 Congregation of Church of Christ Addition Santa Maria**  
04AMD-00000-00006 (Brian Foss, Planner) Ridgeline: N/A  
Request of Kelly Bakke, agent for the owner, Congregation of Church of Christ, to consider Case No. 04BAR-00000-00213 for **preliminary/final approval on consent of an addition of approximately 2,852 square feet to an existing church. Addition includes a kitchen, classrooms, office bathrooms and a dining hall.** The following structures currently exist on the parcel: a church of approximately 6,960 square feet. The proposed project will not require grading. The property is a 3.12 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 107-200-020, located at **795 E. Foster Road** in the Santa Maria area, Fourth Supervisorial District. **(Continued from 9/10/04, 9/24/04, 10/15/04, 11/05/04, 12/17/04 & 2/11/05)**
- C-2. 04BAR-00000-00087 Shahrouzi New Residence Lompoc**  
04LUP-00000-00337 (Lilly Okamura, Planner) Ridgeline: Urban  
Request of Brad Vernon, agent for the owner, Sean Shahrouzi, to consider Case No. 04BAR-00000-00087 for **final approval on consent of a new residence of approximately 5,000 square feet.** No structures currently exist on the parcel. The proposed project will require 925 cubic yards of cut and 1,221 cubic yards of fill. The property is a 3.98 acre parcel zoned RR and shown as Assessor's Parcel Number 097-700-047, located at **2670 Le Valley Road** in the Lompoc area, Fourth Supervisorial District. **(Continued from 5/14/04, 10/15/04 & 12/03/04 & 2/11/05)**
- C-3. 04BAR-00000-00339 Bernstein and Whitney Residence Addition Toro Canyon**  
Ridgeline: N/A  
Request of Joe Ewing, HFP Architects, for the owners, Michael Bernstein and Shannon Whitney, to consider Case No. 04BAR-00000-00339 for **preliminary/final approval on consent of a residence addition of approximately 453 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,182 square feet. The proposed project will not require grading. The property is a 13,378 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 005-473-001, located at **190 Sentar Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 2/11/05)**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE: *North County Planning Commission Site Visit Briefing; by Deputy Director Zoraida Abresch***  
**(Time Certain: 9:30 A.M.)**

**VII. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this BAR Meeting by 10:00 A. M.**

**Santa Maria/Santa Ynez/Los Olivos/Solvang/Los Alamos Areas**

- 1. 04BAR-00000-00039 Sepulveda New Residence Lompoc**  
04LUP-00000-00153 (John Karamitsos, Planner) Ridgeline: Rural  
Request of Rosie and Eddie Granados and Licho Carrillo, agents for the owner, Ezequiel Sepulveda, to consider Case No. 04BAR-00000-00039 for **further conceptual review of a new residence of approximately 5,733 square feet.** The following structures currently exist on the parcel: a residence, shed and horse barn. The proposed project will require approximately 2,768 cubic yards of cut and approximately 1,125 cubic yards of fill and approximately 1,643 cubic yards of export. The property is a 20.03 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-330-008, located at **3138 Avena Road** in the Lompoc area, Fourth Supervisorial District. **(Continued from 3/12/04 & 2/11/05)**

2. **04BAR-00000-00300 and 04BAR-00000-00301**  
**Cingular & Verizon Wireless Cellular Facility Faux Monopine** **Santa Ynez**  
04CUP-00000-00002 (Nicole Horn, Planner) Ridgeline: Urban  
Request of Tricia Knight, agent for the owners, Cingular and Verizon Wireless, to consider Case No. 04BAR-00000-00300 for **conceptual review of a cellular facility co-located with another site proposed by Cingular and Verizon Wireless to be disguised as a faux monopine of approximately 50 feet in height.** The property is a 42.6 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-440-001, located at **Highway 246 and Edison Road** in the Santa Ynez area, Third Supervisorial District.
3. **05BAR-00000-00003** **AT&T Wireless Telecommunications Facility** **Orcutt**  
04CUP-00000-00062 (Nicole Horn, Planner) Ridgeline: To be determined  
Request of Tricia Knight, agent AT& T Wireless, to consider Case No. 05BAR-00000-00003 for **conceptual review/preliminary approval of a telecommunications facility that would be mounted to an existing PG&E transmission tower which would bring the total height to approximately 82 feet.** The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 5.5 acre parcel zoned 20-AG and shown as Assessor's Parcel Number 101-020-019, **located on Graciosa Place (no assigned number)** in the Orcutt area, Fourth Supervisorial District.
4. **05BAR-00000-00005** **Cingular Wireless Telecommunication Facility** **Los Olivos**  
04CUP-00000-00055 (Andrea Chadden, Planner) Ridgeline: N/A  
Request of David Thornburg of InfraNext, agent for the Cingular Wireless, to consider Case No. 05BAR-00000-00005 for **conceptual review/preliminary approval of a telecommunication facility and associated equipment disguised as a new water tower of approximate height 43 feet.** The following structures currently exist on the parcel: a residence and barn. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 135-220-070, located at **2545 Railway Avenue** in the Los Olivos area, Third Supervisorial District.
5. **04BAR-00000-00302** **Ward New Mixed Use Building** **Orcutt**  
04LUP-00000-01219 (Lilly Okamura, Planner) Ridgeline: N/A  
Request of Francisco Martinez, agent for the owners, Earl G. Ward and Dustin Ward, to consider Case No. 04BAR-00000-00302 for **preliminary/final approval of a new mixed use building with lower floor for commercial use of approximately 4,000 square feet and upper floor for three apartment units each of approximately 1,197 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 14 cubic yards of cut and approximately 517 cubic yards of fill. The property is a 7,000 square foot parcel zoned OTR 14/GC and shown as Assessor's Parcel Number 105-101-005, located at **340 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.  
(Continued from 1/14/05)

**The Representatives of the following items should be in attendance at this BAR Meeting by 11:00 A. M.**

6. **Antonelli New SFD, Guest House, Employee Residence, Stables and Accessory Structures 04BAR-00000-00141** **Santa Ynez**  
04LUP-000000-00728 (Lilly Okamura, Planner) Ridgeline: N/A  
Request of Rob Mehl, architect for the owners, John and Marsha Antonelli, to consider Case No. 04BAR-00000-00141 for **final approval of a new residence of approximately 6,670 square feet, stables of approximately 5,818 square feet and hay barn of approximately 2,265 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 64.20 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 141-121-041, located on **Base Line off Edison (no address number assigned)** in the Santa Ynez area, Third Supervisorial District. (Continued from 7/30/04 & 9/24/04)

7. **04BAR-00000-00193** **Hanley New Residence** **Solvang**  
04LUP-00000-01130 (Brian Tetley, Planner) Ridgeline: Rural  
Request of Nick Foster, agent for the owner, Brian Hanley, to consider Case No. 04BAR-00000-00193 for **further conceptual review of a new residence of approximately 4,800 square feet.** 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 acre parcel zoned A-I-5 and shown as Assessor's Parcel Number 137-132-038, located at **1500 Jennilsa** in the Solvang area, Third Supervisorial District. **(Continued from 9/10/04)**
8. **04BAR-00000-00326** **Pacific Christian Center** **Santa Maria**  
04SCD-00000-00039 (Lorie Baker, Planner) Ridgeline: Urban  
Request of Joseph Sondeno, agent for the owner, Pacific Christian Center, School Administrator Bill Martin and Senior Pastor Rick Bloom, to consider Case No. 04BAR-00000-00326 for **conceptual review of an installation of a school library of approximately 960 square feet and to rotate, by 90 degrees the existing two portable steel storage units of approximately 640 square feet.** The following structures currently exist on the parcel: a Sanctuary of approximately 25,000 square feet, 4 school buildings of approximately 24,000 square feet, administration building of approximately 2,400 square feet, 2 modular school buildings of approximately 1,920 square feet and 2 steel storage buildings of approximately 640 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 12.6 acre parcel zoned and shown as Assessor's Parcel Number 109-200-020, located at **3435 Santa Maria Way** in the Orcutt area, Fourth Supervisorial District.

**The Representatives of the following items should be in attendance at this BAR Meeting by 1:00 P. M.**

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

9. **04BAR-00000-00009** **Boger Second Floor Addition with Roof Deck** **Mission Canyon**  
04LUP-00000-00032 (Amy Trester, Planner) Ridgeline: Urban  
Request of Tony Xiques, agent for the owner, Henry Boger, to consider Case No. 04BAR-00000-00009 for **preliminary/final approval of a second story addition with a main floor deck of approximately 202 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,129 square feet with a three car garage and carport. The proposed project will not require grading. The property is a 8,400 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-091-001, located at **2875 Vista Elevada** in the Mission Canyon area, First Supervisorial District. **(Continued from 2/13/04 & 7/09/04)**
10. **04BAR-00000-00178** **Pomeroy Residence Addition** **Santa Barbara**  
04LUP-00000-00688 (Amy Trester, Planner) Ridgeline: Urban  
Request of Joaquin Ornelas, architect for the owner, Nikki Pomeroy, to consider Case No. 04BAR-00000-00178 for **conceptual review/preliminary/final approval of an addition of approximately 1,538 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,365 square feet. The proposed project will not require grading. The property is a 2.5 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 049-140-009, located at **1070 Veronica Springs Road** in the Santa Barbara area, Second Supervisorial District. **(Continued from 8/27/04)**

11. 04BAR-00000-00196 Ruben Residence Addition and Remodel Santa Barbara  
04LUP-00000-00874 (Dan Nemechek, Planner) Ridgeline: Urban

Request of Hugh Twibell, architect for the owners, Murray and Beth Ruben, to consider Case No. 04BAR-00000-00196 for **preliminary/final approval of an addition and remodel of approximately 118 square feet to an existing residence**. The following structures currently exist on the parcel: a residence of approximately 2,670 square feet and garage of approximately 504 square feet. The proposed project will require approximately 126 cubic yards of cut and approximately 42 cubic yards of fill. The property is a 1.35 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-231-006, located at **4554 Via Clarice** in the Goleta area, Second Supervisorial District. **(Continued from 9/10/04 & 1/14/05)**

12. Discussion Item Barker Residential Demo and Rebuild Santa Barbara  
(Alex Tuttle, Planner) Ridgeline: N/A

Request of Hochhauser Blatter, architects for the owner, Richard Barker, for a discussion to consider **a residential demolition of a residence of approximately 1,250 square feet and the new construction of a two story residence of approximately 2,483 square feet with attached two car garage**. The following structures currently exist on the parcel: a residence of approximately 1,250 square feet. The proposed project will require minimal grading. The property is a .17 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-132-005, located at **3943 Calle Cita** in the Santa Barbara area, Second Supervisorial District.

## Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

13. 04BAR-00000-00270 Behunin Guest House with Garage and Barn with Employee Residence Hollister Ranch  
04CDH-00000-00026 (Brian Baca, Planner) Ridgeline: Rural

Request of Lee Shirvanian, architect for the owner, Tim Behunin, to consider Case No. 04BAR-00000-00270 for **preliminary/final approval of a guest house with garage of approximately 1,625 square feet and barn with employee residence of approximately 2,968 square feet**. The following structures currently exist on the parcel: a residence of 4,738 square feet. The proposed project will require approximately 750 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 105.23 acre parcel zoned AG-11-320 and shown as Assessor's Parcel Number 083-690-021, located at **Parcel 103**, in the Hollister Ranch area, Third Supervisorial District. **(Continued from 11/19/04)**

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

## Toro Canyon/Summerland/Carpinteria Areas

14. 04BAR-00000-00122 Wordell As-built and New Additions Toro Canyon  
04LUP-00000-00829 (Morgan Jones, Planner) Ridgeline: Rural

Request of Steve and Maggie Wordell owners, to consider Case No. 04BAR-00000-000122 for **preliminary approval of an as-built first floor bathroom and bedroom addition of approximately 861 square feet, a proposed second floor addition of approximately 153 square feet, proposed first floor deck addition of approximately 85 square feet and second floor deck addition of approximately 900 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 155-090-043, located at **3099 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 6/25/04)**

15. **02BAR-00000-00268** **Gerrity Garage Remodel** **Summerland**  
02CDP-00000-00118 (Lisa Martin, Planner) Ridgeline: N/A  
Request of David Gerrity, owner, to consider Case No. 02BAR-00000-00268 for **further conceptual review of a remodel of an existing garage of approximately 500 square feet**. The following structures currently exist on the parcel: A residence of approximately 1,200 square feet and a garage/office of approximately 750 square feet. The proposed project will not require grading. The property is a 12,500 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-132-010, located at **205 Evans Avenue** in the Summerland area, First Supervisorial District. **(Continued from 10/04/02)**
16. **04BAR-00000-00237** **Haynie Demo/New Residence, Garage and Guest House** **Summerland**  
04LUP-00000-00940 (Alice Daly, Planner) Ridgeline: N/A  
Request of Harrison Design Associates, architect for the owner, Douglas Haynie, to consider Case No. 04BAR-00000-00237 for **further preliminary approval of a new residence of approximately 4,669 square feet, attached garage of approximately 750 square feet and guest house of approximately 784 square feet**. The following structures currently exist on the parcel: a residence (to be demolished) of approximately 3,682 square feet and attached garage of approximately 817 square feet square feet. The proposed project will require approximately 37cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-024, located at **355 Ortega Ridge Road** in the Summerland area, First Supervisorial District. **(Continued from 10/01/04 & 1/14/05)**
17. **04BAR-00000-00294** **Viniar New Guest House and New Garage** **Toro Canyon**  
04CDP-00000-00130 (Peter Lawson) Ridgeline: N/A  
Request of Victor Lozzetti, agent for the owners, David and Sue Viniar, to consider Case No. 04BAR-00000-00294 for **preliminary/final approval of a new guest house of approximately 798 square feet, new garage of approximately 768 square feet, tennis court and basketball court**. The following structures currently exist on the parcel: a residence of approximately 11,000 square feet, storage shed of approximately 400 square feet, equipment storage of approximately 530 square feet and farm employee dwelling of approximately 2,000 square feet. The proposed project will require approximately 1,532 cubic yards of cut and approximately 294 cubic yards of fill. The property is a 29 acre parcel zoned AG-1-10 and shown as Assessor's Parcel Number 005-010-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 12/17/04)**
18. **04BAR-00000-00307** **Coleman Residence Addition** **Toro Canyon/Carpinteria**  
04CNS-00000-00117 (Brian Baca, 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 **further conceptual review of an addition of approximately 2,145 square feet to the existing residence and an addition of approximately 132 square feet to the existing deck**. The following structures currently exist on the parcel: a residence of approximately 1,272 square feet and two car garage of approximately 624 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)**

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

19. **04BAR-00000-00311** **McMenamin Residence Addition and Remodel** **Toro Canyon**  
04CDP-00000-00140 (Holly Bradbury, Planner) Ridgeline: Rural  
Request of Susan Sherwin, agent for the owner, Rory McMenamin, to consider Case No. 04BAR-00000-00311 for **further conceptual review of a residence addition and remodel of approximately 1,470 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately 68 cubic yards of cut and approximately 76 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 1/14/05)**
20. **04BAR-00000-00271** **Mac Naughton Residence Addition** **Carpinteria**  
04CDH-00000-00033 (Dan Nemechek, Planner) Ridgeline: N/A  
Request of Jeremy Roberts, architect for the owner, Liza Jane Mac Naughton, to consider Case No. 04BAR-00000-00271 for **further conceptual review of a residence addition of approximately 262 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and garage of approximately 437 square feet. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-008, located at **124 Rincon Point Road** in the Carpinteria area, First Supervisorial District. **(Continued from 11/19/04 & 1/14/05)**
21. **03BAR-00000-00227** **Harley Davidson Addition** **Carpinteria/Toro Canyon**  
03DVP-00000-00038 (Eric Engelbart, Planner) Ridgeline: N/A  
Request of Marc Perry, architect for the owner, Marty Cherrie, to consider Case No. 03BAR-00000-00227 for **revised further conceptual review of an addition of approximately 7,800 square feet. (1<sup>st</sup> floor addition of approximately 3,325, east end second story addition of approximately 2,175 square feet and west end second story addition of approximately 2,300 square feet.** The following structures currently exist on the parcel: a one story Harley Davidson Dealership of approximately 10,000 square feet. The proposed project will not require grading. The property is a 56,588 square foot parcel zoned CH and shown as Assessor's Parcel Number 005-430-035 located at **3501 Via Real** in the Carpinteria/Toro Canyon area, First Supervisorial District. **(Continued from 9/05/03, 5/28/04, 7/16/04 & 9/10/04)**
22. **04BAR-00000-00349**  
**Klentner New Residence, Attached Garage and Guest Quarters** **Toro Canyon**  
(No Assigned Planner) Ridgeline: Rural  
Request of Mark Smith, architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for **conceptual review of a new residence of approximately 9,092 square feet, attached garage of approximately 500 square feet and guest quarters of approximately 452 square feet.** The following structures currently exist on the parcel: a barn of approximately 3,000 square feet, two stables of approximately 3,000 square feet, farm employee dwelling of approximately 4,200 square feet (all under construction). The proposed project will require approximately 2,356 cubic yards of cut and approximately 1,392 cubic yards of fill. 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.

BOARD OF ARCHITECTURAL REVIEW AGENDA  
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