



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of March 11, 2005

9:00 A.M.

Robin Donaldson - Chair	Santa Barbara County
Kathryn Dole - 1st-Vice Chair	Engineering Building, Room 17
James King - 2 nd -Vice Chair	123 East Anapamu Street
Bethany Clough	Santa Barbara, California 93101
Pamela Ferguson-Ettinger	(805) 568-2000
Valerie Froscher	
Greg Ravatt	
Chris Roberts	
Kris Miller-Fisher	
Anita Hodosy - BAR Secretary	
Peter Imhof - Planner III	

- 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 25, 2005 will be considered.

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

- C-1. 05BAR-00000-00004 Sprint PCS New Cellular Facility Bell Tower Orcutt**
04CUP-00000-00034, 05DVP-00000-00004 (Andrea Chadden, Planner) Ridgeline: N/A
- Request of Tricia Knight, AFL Communications, agent for the owners, Sprint PCS, to consider Case No. 05BAR-00000-00004 for **final approval on consent of a cellular facility disguised as a bell tower of approximately 50 feet in height adjacent to the existing Saint Louis de Monfort Church.** The proposed project will require minimal grading. The property is a 1.23 acre parcel zoned PI and shown as Assessor's Parcel Number 103-200-044, located at **1190 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. **(Continued from 1/14/05)**
- C-2. 04BAR-00000-00343 Hutchison Guesthouse Toro Canyon**
04LUP-00000-01312 (Holly Bradbury, Planner) Ridgeline: N/A
- Request of Design Production, agent for the owners, Mr. and Mrs. Hutchison, to consider Case No. 04BAR-00000-00343 for **preliminary/final approval on consent of guesthouse of approximately 800 square feet.** The following structures currently exist on the parcel: single family residence of approximately 1,999 square feet and garage of approximately 580 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-130-012, located at **685 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 2/11/05)**
- C-3. 03BAR-00001-00238 Saarloos New Residence Los Olivos**
03BAR-00000-00238 (Kim Probert, Planner) Ridgeline: Urban
- Request of James Macari, architect for the owner, Keith Saarloos, to consider Case No. 05BAR-00000-00035 for **revised final approval on consent of a residence of approximately 3,229 square feet. (Original approved plans consisted of a residence of approximately 2,501 square feet, attached garage of approximately 672 square feet.)** No structures currently exist on the parcel. The proposed project will not require grading. (Original grading consisted of 277 cubic yards of cut and 283 cubic yards of fill.) The property is a 1.09 acre parcel zoned 1-E0-1 and shown as Assessor's Parcel Number 135-220-067, located at **2455 Railway Avenue** in the Los Olivos area, First Supervisorial District.
- C-4. 04BAR-00000-00339 Bernstein and Whitney Residence Addition Toro Canyon**
(Amy Trester, Planner) Ridgeline: N/A
- Request of Joe Ewing, HFP Architects, for the owners, Michael and Shannon Bernstein, 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 & 2/25/05)**
- C-5. 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 **preliminary/final approval on consent 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 & 2/25/05)**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this BAR Meeting by 9:30 A. M.

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

1. **05BAR-00000-00030**
Simonsen 5 Home Development Plan- 2nd Phase Hummel Village **Orcutt**
04DVP-00000-00004 (John Zorovich, Planner) Ridgeline: N/A
Request of Simonsen and Associates Inc. agent for the owner, Joan Simonsen, to consider Case No. 05BAR-00000-0030 for **conceptual review of a development plan for 5 new homes of approximately 4,200 square feet each. (Second phase of Hummel Village.)**
The following structures currently exist on the parcel: a single family residence with garage of approximately 2,900 square feet. The proposed project will require approximately 6,227 cubic yards of cut and approximately 5,106 cubic yards. The property is a 5.37 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 107-270-003, located at **4420 Hummel Drive** in the Orcutt area, Fourth Supervisorial District.

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

2. **04BAR-00000-00039** **Sepulveda New Residence** **Lompoc**
04LUP-00000-00153 (Lilly Okamura, 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 & 2/25/05)**
3. **05BAR-00000-00037** **C-4 Vandenberg Village Center Signs** **Vandenberg Village**
04OSP-00000-00001 (Florence Trotter, Planner) Ridgeline: N/A/Urban/Rural
Request of Greg Beebe and Jerry Schmidt, agents for the owner, C-Four VV Center, LLC, to consider Case No. 05BAR-00000-00037 for **conceptual review of one monument sign of approximately 56 square feet and individual tenant signs which will not exceed 1/8 of the area of the façade of the first floor of the building corresponding to the lease area that faces a single street frontage.** The following structures currently exist on the parcel: a commercial/retail building of approximately 21,363 square feet. The property is a 4.8 acre parcel zoned SC and shown as Assessor's Parcel Number 097-371-044, located at **3734 Constellation** in the Vandenberg Village area, Third Supervisorial District.
4. **05BAR-00000-00019** **Popat Residential Second Story Addition** **Santa Maria**
05LUP-00000-00070 (Kim Probert, Planner) Ridgeline: N/A
Request of Annette Fair, agent for the owners, Dr. and Mrs. Kishor Popat, to consider Case No. 05BAR-00000-00019 for **conceptual review/preliminary approval of a second story addition of approximately 1,131 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,734 and garage of approximately 989 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned DR-1.0 and shown as Assessor's Parcel Number 105-360-014, located at **5885 Elkhorn** in the Santa Maria area, Fourth Supervisorial District.
5. **05BAR-00000-00042** **Quick New Barn** **Santa Ynez**

05LUP-00000-00205 (No Planner Assigned) Ridgeline: Rural
Request of Curtis and Yvette Moniot, agents for the owners, Richard and Marsha Quick, to consider Case No. 05BAR-00000-00042 for **conceptual review of a new barn of approximately 1,290 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,000 square feet. The proposed project will require approximately 1,200 cubic AG-I-20 and shown as Assessor's Parcel Number 099-430-005, located at **1320 Cougar Ridge Road** in the Buellton area, Third Supervisorial District.

The Representatives of the following items should be in attendance at this BAR Meeting by 11:00 A. M.
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| 6. | 05BAR-00000-00028 | Signorelli Modular Residence and New Barn | Lompoc |
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| 05LUP-00000-00096 (No Planner Assigned) Ridgeline: Rural | | | |
| Request of Pacific Engineering, agent for the owners, Larry and Marcela Signorelli, to consider Case No. 05BAR-00000-00028 for conceptual review of a modular residence of approximately 2,628 square feet and new barn of approximately 1,920 square feet . No structures currently exist on the parcel. The proposed project will require approximately 578 cubic yards of cut and approximately 491 cubic yards of fill. The property is a 224.1 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-030-054, located at 2531 San Miguelito Canyon Road in the Lompoc area, Third Supervisorial District. | | | |
| 7. | 04BAR-00000-00266 | Armenta New Residence and Accessory Structures | Santa Ynez |
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| 04LUP-00000-01048 (Florence Trotter, Planner) Ridgeline: N/A | | | |
| Request of Rick Coleman, Summit Architects and Cindy Lewis, architect and agent for the owner, Vincent Armenta, to consider Case No. 04BAR-00000-00266 for preliminary/final approval of a new residence of approximately 6,558 square feet, pool cabana of approximately 748 square feet, barn of approximately 4,000 square feet, greenhouse of approximately 360 square feet and guesthouse with attached garage of approximately 800 square feet . No structures currently exist on the parcel. The proposed project will require approximately 5,500 cubic yards of cut and fill. The property is a 9.7 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 141-420-009, located at 3385 Baseline Avenue in the Santa Ynez area, Third Supervisorial District. (Continued from 11/19/04, 12/17/04 & 2/11/05) | | | |
| 8. | 03BAR-00000-00353 | Price Ranch New Residences | Los Alamos |
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| 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 preliminary approval for construction of four single family dwellings each of approximately 2,200 square feet . 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 Price Ranch Road in the Los Alamos area, Third Supervisorial District. (Continued 1/09/04 & 10/01/04 & 1/28/05) | | | |
| 9. | 04BAR-00000-00326 | Pacific Christian Center | Santa Maria |
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| 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

10. **04BAR-00000-00222** **Gerlach New Residence** **Santa Barbara**
04CDH-00000-00028 (Adrienne Domas, Planner) Ridgeline: N/A
Request of Robert Foley, architect for the owners, Jay and Kari Ann Gerlach, to consider Case No. 04BAR-00000-00222 for **conceptual review of a new residence of approximately 3,133 square feet, (basement of approximately 2,246 square feet) and attached garage of approximately 440 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 700 cubic yards of cut and no fill. The property is a 0.9 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-021, located at **5277 Austin Road** in the Santa Barbara area, Second Supervisorial District.
11. **Discussion Item** **Perry Residential Demo and Rebuild** **Hope Ranch**
04LUP-00000-00969 (Lisa Hosale, Planner) Ridgeline: N/A
Request of Cearnal Architects, architect for the owner, Scott Perry, for a discussion to consider **a residential demolition of approximately 3,270 square feet and the new construction of a residence of approximately 5,073 square feet with an attached underground garage of approximately 6,299 square feet. Project includes a new pool, patio, two driveways and one motorcourt.** The following structures currently exist on the parcel: a residence of approximately 3,270 square feet. The proposed project will require approximately 2,000 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 1.2 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-322-014, located at **611 Las Palmas** in the Hope Ranch area, Second Supervisorial District.
12. **05BAR-00000-00024** **Turner Residence Remodel and Rebuild Cabana** **Hope Ranch**
05CDH-00000-00002 (Mark Walter, Planner) Ridgeline: Urban
Request of Harrison Design Associates, Bernard Austin, architect for the owner, Lyle Turner, to consider Case No. 05BAR-00000-00024 for **conceptual review of the complete exterior and interior remodel and rebuild of an existing 2-story, single family residence, the demolition of an existing pool cabana and construction of a new pool cabana of 116 square feet; construction of a 1,448 square foot pond; and new landscaping and hardscape.** The remodeled 2-story residence would be **approximately 5,653 square feet in area and have a maximum height of 25 feet. A 176 square foot basement below the pool cabana will house the equipment for the pool and pond. The project would require approximately 147 cubic yards of cut only.** The following structures currently exist on the parcel: a residence of approximately 5,367 square feet and cabana of approximately 541 square feet and attached garage of approximately 1,148 square feet. The property is a 1.46 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-023, located at **4025 Bajada Lane** in the Hope Ranch area, Second Supervisorial District.
13. **04BAR-00000-00062** **Jacquemain New Residence** **Mission Canyon**
04LUP-00000-00237 (Holly Bradbury, Planner) Ridgeline: Urban
Request of Salvador Melendez, architect for the owner, Patti Jacquemain, to consider Case No. 04BAR-00000-00062 for **preliminary/final approval of a new residence of approximately 880 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 107 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.854 (net) acre parcel zoned 1-E-1-D and shown as Assessor's Parcel

Number 023-060-057, located at **1000 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 4/02/04)

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

14. 05BAR-00000-00026 Bartlett, Pringel & Wolf, LLC New Wall Sign Goleta
05SCC-00000-00002 (Amy Trester, Planner) Ridgeline: N/A

Request of Christian Muldoon, agent for the owners, Bartlett, Pringel & Wolf, LLC, to consider Case No. 05BAR-00000-00026 for **conceptual review/preliminary/final approval of a wall sign of approximately 46 ½" x 28"**. The proposed project will not require grading. The property is zoned 10-R-1 and shown as Assessor's Parcel Number 061-070-038, located at **4519 Hollister Avenue** in the Goleta area, Second Supervisorial District.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

15. 04BAR-00000-00296 Stephen New Residence Goleta
04LUP-00000-01194 (Peter Lawson, Planner) Ridgeline: Rural

Request of Greg Ravatt, architect for the owner, Phillip Stephen to consider Case No. 04BAR-00000-00296 for **further conceptual review of a new residence of approximately 4,500 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 750 cubic yards of cut and approximately 750 cubic yards of fill. The property is a 9.7 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-027, located at **1534 Twin Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 10/29/04)

16. 04BAR-00000-00147 St. Athanasius Orothodox Church Goleta
01CUP-00000-00152 (Abe Leider, Planner) Ridgeline: N/A

Request of Jonathan Leech, Dudek and Associates, agent for the owner, St. Athanasius, to consider Case No. 04BAR-00000-00147 for **further conceptual review of a 4.6 acre church complex consisting of four structures totaling approximately 26,500 square feet; a one story temple of approximately 8,455 square feet, a one story chapel of approximately 750 square feet, a one story fellowship hall of 14,560 square feet and a one story administration building of approximately 2,735 square feet**. No structures currently exist on the parcel. The proposed project is on a level parcel and will require grading. The property is a 21.75 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 071-140-072, located at **5441 Hollister Avenue** in the Goleta area, Second District. (Continued from 8/13/04)

Toro Canyon/Summerland/Carpinteria Areas

17. 04BAR-00000-00121 Benon New Three Unit Apartment Building Summerland
04PRE-00000-00011 (Abe Leider, Planner) Ridgeline: Urban

Request of Shubin and Donaldson, architect for the owner, Leon Benon, to consider Case No. 04BAR-00000-00121 for **further conceptual review of a new three unit apartment building of approximately 2,179 square feet**. The following structures currently exist on the parcel: a two story commercial retail building of approximately 5,460 square feet. Substantial grading would be required as structure would be partially located on a steep slope. The property is a 23,698 square foot parcel zoned C-1 and shown as Assessor's Parcel

Number 005-204-012, located at **2560 Lillie Avenue** in the Summerland area, First Supervisorial District. **(Continued from 6/25/04)**

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

18. **03BAR-00000-00310 (Formally 99-BAR-419) Lundy New Residence Toro Canyon**
02NEW-00000-00210 (Dan Nemechek, Planner) Ridgeline: Rural
Request Maura Lundy, owner, to consider Case No. 03BAR-00000-00310 for **further conceptual review of a residence of approximately 4,511 square feet**. No structures currently exist on the parcel. The proposed project will require 91 cubic yards of cut and 55 cubic yards of fill. The property is a 13.71 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 155-020-036, located at **1070 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 01/21/00, 03/03/00 & 4/7/00)**
19. **04BAR-00000-00249 Berkoff Residence Addition Toro Canyon/Carpinteria**
04CDH-00000-00031 (Adrienne Domas, Planner) Ridgeline: N/A
Request of Don Nulty, architect for the owner, Sheryl Berkoff, to consider Case No. 04BAR-00000-00249 for **conceptual review of a second story residence addition of approximately 120 square feet and new arbor**. The following structures currently exist on the parcel: a residence of approximately 2,094 square feet and garage of approximately 806 square feet. The proposed project will not require grading. The property is a .12 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-010, located at **3555 ½ Padaro Lane** in the Carpinteria area, First Supervisorial District. **(Continued from 11/05/04)**
20. **04BAR-00000-00279 Serena Park Sound Wall Carpinteria**
01DVP-00000-00057 (Abe Leider, Planner) Ridgeline: N/A
Request of Lara Bertaina, agent for Caltrans, to consider Case No. 04BAR-00000-00279 for **further conceptual review of the construction of a 16 foot high, 1/3 mile long sound wall on the north side of northbound Highway 101 at Serena Park**. The proposed project will require roadway excavation of approximately 550 cubic yards of cut, structure excavation of approximately 687 cubic yards with total excavation of approximately 1,237 cubic yards. The property is located along Highway 101 corridor, just south of the Padaro interchange and is in the Carpinteria area, First Supervisorial District. **(Continued from 11/19/04)**
21. **05BAR-00000-00016 Glazer New Residence Toro Canyon**
04CNS-00000-00126 (Dan Nemechek, Planner) Ridgeline: Rural
Request of Cearnal Andrulaitis Architects, architect for the owners, Martha and Jay Glazer, to consider Case No. 05BAR-00000-00016 for **conceptual review of a new residence with attached garage of approximately 10,500 square feet, detached garage of approximately 621 square feet, office structure of approximately 400 square feet, cabana of approximately 400 square feet and a pool. A second residential unit of approximately 1,000 square feet is included in the plans but is not subject to BAR review**. No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 1,250 cubic yards of fill. The property is a 7.60 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-040-026, located at **2955 East Valley Road** in the Toro Canyon area, First Supervisorial District.

BOARD OF ARCHITECTURAL REVIEW AGENDA
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