



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of March 18, 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  
Peter Imhof - Planner III

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 March 11, 2005 will be considered.

**IV. CONSENT AGENDA:**

- C-1. 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 **final approval on consent for color and material board 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 & 2/25/05)

V. **BAR MEMBERS INFORMATIONAL BRIEFINGS:**

VI. **STAFF UPDATE:**

VII. **STANDARD AGENDA:**

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

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

1. 01BAR-00000-00247 Providence Landing Lompoc  
01DVP-00000-00016 (Steve Rodriguez, Planner) Ridgeline: N/A

Request of Greg Ravatt, architect for the owner, Capital Pacific Homes, to consider Case No. 01BAR-00000-00247 for **further conceptual review of site plan and landscaping for the public park and Home Owners Association recreation area, Phase 3, 4 and 5 landscaping, architectural review of a one story recreation center of approximately 2,500 square feet, pool cabana of approximately 290 square feet and architectural review of a two story concession stand of approximately 1,080 square feet with second story office of approximately 200 square feet.** Providence Landing consists of an 11.7 acre new community park and 61 affordable units. Project also consists of **267 single dwelling homes which do not need BAR approval.** No structures currently exist on the parcel. The proposed project will require approximately 520,000 cubic yards of cut and approximately 554,000 cubic yards of fill. The property is a 140 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 097-371-021, located **south of Vandenberg Village** in the Lompoc area, Third Supervisorial District. (Continued from 12/14/01, 04/26/02, 1/17/03, 6/27/03, 7/11/03, 8/22/03 10/03/03, 10/17/03, 10/31/03, 11/14/03, 1/09/04, 1/30/04 & 2/13/04 & 2/11/05)

**The Representatives of the following items should be in attendance at this BAR Meeting by 10:30:A. M.**

2. 04BAR-00000-00347 El Capitan Canyon Campground New Additions Gaviota Coast  
04SCD-00000-00042 (Alan Hanson, Planner) Ridgeline: N/A

Request of Brent Daniels, agent for the owners, Cima del Mundo, LLC, to consider Case No. 04BAR-00000-00347 for **further conceptual review/preliminary/final approval of a new campground, structures and associated grading of approximately 11 acres.** The area is currently vacant. The proposed project will require approximately 19,000 cubic yards of cut and approximately 15,000 cubic yards of fill. The property is a 181.05 acre parcel zoned AG-11-100 and shown as Assessor's Parcel Number 081-230-036, located at **11560 Calle Real** in the Gaviota Coast area, Third Supervisorial District. (Continued from 2/11/05)

**The Representatives of the following items should be in attendance at this BAR Meeting by 11:30:A. M.**

3. 05BAR-00000-00068 Gordon Guesthouse Remodel/Addition Santa Ynez  
Ridgeline: Rural  
Request of Moniot Design, agent for the owner, Mr. Lee K. Gordon, to consider Case No. 05BAR-00000-00068 for **conceptual review of a remodel and addition of approximately 375 square feet to an existing guest house.** The following structures currently exist on the parcel: a residence of approximately 4,800 square feet, cabana of approximately 144 square feet and storage structures of approximately 925 square feet, guest house of approximately 621 square feet and a pool. The proposed project will require approximately 23 cubic yards of cut and fill. The property is a 5.16 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-160-048, located at **5575 Baseline Avenue** in the Santa Ynez area, Third Supervisorial District.
4. 04BAR-00000-00205 Graves New Residence Solvang  
Ridgeline: Rural  
04LUP-00000-01021 (Nicole Losch, Planner)  
Request of James Armstrong, architect for the owners, Steve and Kathleen Graves, to consider Case No. 04BAR-00000-00205 for **preliminary approval of a new residence of approximately 6,908 square feet, an attached garage of approximately 1,332 square feet, courtyard of approximately 1,774 square feet. (Total of approximately 7,310 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 1,930 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 5 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-680-007, located at **1105 Fredensberg Canyon Road** in the Solvang area, Third Supervisorial District. (Continued from 9/10/04 & 12/03/04 & 2/11/05)

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

5. 01BAR-00000-00229 Bertrand Mixed Use Development Santa Ynez  
Ridgeline: N/A  
02LUP-00000-01092 (Nicole Losch, Planner)  
Request of Studio G, agent for the owner, David Bertrand, to consider Case No. 01BAR-00000-00229 for **final approval of a mixed use development of approximately 4,799 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 10,500 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 143-212-019, located at **3517 Numancia Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 12/07/01, 01/04/02 & 8/9/02 & 8/27/04 & 10/01/04 & 10/29/04 & 12/17/04)
6. 04-BAR-00000-00262 Gainey Vineyards New Winery Building Buellton  
Ridgeline: N/A  
03DVP-00000-00017 (Brian Foss, Planner)  
Request of Ravatt Albrecht and Associates, architects for the owner, Gainey Vineyards, to consider Case No. 04-BAR-00000-00262 for **preliminary approval of a main winery building including porch and basement of approximately 3,773 square feet, winery office building of approximately 3,036 square feet, winery storage building of approximately 4,000 square feet and conversion of a 2,560 building to storage** The following structures currently exist on the parcel: a general storage building of approximately 2,560 square feet. The proposed project will require approximately 3,200 cubic yards of cut and fill. The property is a 125 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-160-023, located at **7130 Santa Rosa Road** in the Buellton area, Third Supervisorial District. (Continued from 10/29/04)

7. 05BAR-00000-00031 Shoestring Winery Entrance Sign Santa Ynez  
05SCC-00000-00003 (Brian Foss, Planner) Ridgeline: N/A  
Request of Tish Beltranena, agent for the owners, Bill and Roswitha Craig, to consider Case No. 05BAR-00000-00031 for **conceptual review/preliminary/final approval of a mounted entrance sign of approximately 8 square feet**. The following structures currently exist on the parcel: winery and storage barns of approximately 41,122 square feet. The proposed project will not require grading. The property is a 60.31 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 137-250-065, located at **800 E. Highway 246** in the Santa Ynez area, Third Supervisorial District.
8. 04BAR-00000-00291 Sprint Telecommunications Facility Orcutt  
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 **further conceptual review of Telecommunication Facility- Mono-pine Design of approximately 65 feet high faux mono-pine housing two telecommunication carriers (Sprint & Nextel) located on an existing developed commercial property**. The property is shown as Assessor's Parcel Number 105-121-001, located **southwest of the intersection of Clark Avenue and Broadway** in the Orcutt area, Fourth Supervisorial District. **(Continued from 12/17/04 & 1/28/05)**
9. 04BAR-00000-00309 Goleta  
County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas  
05CUP-00000-00010 (Tom Figg, Planner) Ridgeline: N/A  
Request of Leah Emerson Ridge, agent for the owners, County of Santa Barbara and Verizon Wireless, to consider Case No. 04BAR-00000-00309 for **further conceptual review of a faux monopine approximately 50 feet in height**. The property is zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks** in the Goleta area, Second Supervisorial District. **(Continued from 1/14/05 & 2//11/05)**

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

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

10. 04BAR-00000-00264 Nord Detached Garage and Accessory Structure Santa Barbara  
04LUP-00000-00856 (Peter Lawson, Planner) Ridgeline: Rural  
Request of Michael D'Martine, architect for the owners, Dave and Jennifer Nord Gibson, to consider Case No. 04BAR-00000-00264 for **further conceptual review of a detached garage of approximately 400 square feet and accessory structure of approximately 488 square feet for a detached residential second unit. The residential second unit not subject to BAR review**. The following structures currently exist on the parcel: a single family dwelling and attached garage. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-120-022, located at **5615 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District. **(Continued from 2/11/05)**

11. **04BAR-00000-00342**  
**Wilson/Goldmuntz Residence Addition and New Garage** **Hope Ranch**  
05LUP-00000-00001 (Holly Bradbury, Planner) Ridgeline: Urban  
Request of Susette Naylor, architect for the owners, David Goldmuntz and Leesa Wilson-Goldmuntz, to consider Case No. 04BAR-00000-00342 for **preliminary approval of a residence addition of approximately 4,288 square feet, remodel of approximately 1,729 square feet and demolition of approximately 1,711 square feet. The total proposed new residence is approximately 5,848 square feet with a terrace addition to an existing terrace of approximately 520 square feet and second level new deck of approximately 304 square feet, existing garage/guesthouse to be converted to guesthouse/wine cellar of approximately 724 square feet, a new garage of approximately 649 square feet and new pool and associated spa.** The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, guest/garage of approximately 724 square feet, deck of approximately 466 square feet and stable/storage building of approximately 1,350 square feet. The proposed project will require approximately 861 cubic yards of cut and approximately 301 cubic yards of fill. The property is a 2.9 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-141-013, located at **4178 Cuesta Drive** in the Hope Ranch area, Second Supervisorial District. **(Continued from 2/11/05)**

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

12. **04BAR-00000-00057** **Frantz New Residence** **Goleta**  
04LUP-00000-00675 (Alice Daly, Planner) Ridgeline: Rural  
Request of James Bell, architect for the owners, David & Maria Frantz, to consider Case No. 04BAR-00000-00057 for **final approval of an approximately 2,702 square foot new residence and garage of approximately 527 square feet.** The following structures currently exist on the parcel: a residence of approximately 740 sq. ft. (to be demolished), a guest house of approximately 440 sq. ft. (to be demolished), shed of approximately 100 sq. ft. (to be demolished). The proposed project will require approximately 104 cubic yards of cut and approximately 1,353 cubic yards of fill. The property is a 2.71 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-009, located at **1440 North San Marcos Road** in the Goleta area, Second Supervisorial District. **(Continued from 06/02/00, 10/05/01, 11/02/01, 05/ 24/ 02, 7/30/04, 9/10/04, 10/15/04, 11/19/04 & 2/11/05)**
13. **03BAR-00000-00321** **Shevin -Warmuth New Residence** **Gaviota**  
02CDH-00000-00008 (Adrienne Domas, Planner) Ridgeline: Rural  
Request of Shevin-Warmuth, owner, to consider Case No. 03BAR-00000-00321 for **preliminary/final approval of a new residence of approximately 2,432 square feet and garage of approximately 893 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 661.5 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 107 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-680-003, located at **Parcel 52-Agujas Canyon, Hollister Ranch** in the Gaviota area, Third Supervisorial District. **(Continued from 11/21/03)**
14. **04BAR-00000-00253** **Leshner and Liao New Residence and Guest House** **Toro Canyon**  
04LUP-00000-01213 (Eric Engelbart, Planner) Ridgeline: N/A  
Request of Barbara Bestor, architect for the owners, John Leshner and Christina Liao, to consider Case No. 04BAR-00000-00253 for **preliminary/final approval of a new residence of approximately 3,200 square feet and guest house of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 788.6 cubic yards of cut and approximately 864.4 cubic yards of fill.

The property is a 160.54 acre parcel zoned MT-TORO-100, MA-100 and MA-40 and shown as Assessor's Parcel Number 155-220-010, located at **660 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 11/05/04 & 2/11/05)**

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

**Toro Canyon/Summerland/Carpinteria Areas**

15. **04BAR-00000-00139** **Black New Residence and Pool** **Toro Canyon**  
04LUP-00000-00594 (Peter Lawson, Planner) Ridgeline: Rural  
Request of Issac Romero, agent for the owners, Tod and Susan Black, to consider Case No. 04BAR-00000-00139 for **preliminary/final approval of a new residence of approximately 3,035 square feet with an attached garage of approximately 605 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 10.04 acre parcel zoned RR-20 Residential Ranchette and shown as Assessor's Parcel Number 155-240-014, located at **896 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 7/16/04 & 12/17/04)**
16. **05BAR-00000-00033** **Nunes Residential Addition** **Toro Canyon/Carpinteria**  
05CDP-00000-00007 (Amy Trester, Planner) Ridgeline: N/A  
Request of Joaquin Ornelas, architect for the owner, Gary Nunes, to consider Case No. 05BAR-00000-00033 for **conceptual review/preliminary/final approval of a residential addition of approximately 519 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,060 square feet and garage of approximately 393 square feet. The proposed project will not require grading. The property is a 20,173 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 005-502-007, located at **205 Serpolla Drive** in the Toro Canyon/Carpinteria area, First Supervisorial District.
17. **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 37 cubic 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 & 2/25/05)**