



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW AGENDA

Revised Meeting Date: April 8, 2005

9:00 A.M.

Robin Donaldson - Chair
Kathryn Dole - 1st-Vice Chair
James King - 2nd-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

- 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 BAR Minutes of March 18, 2005 will be considered and BAR to consider amendment to approved BAR meeting Minutes of March 11, 2005.
- IV. CONSENT AGENDA: (Time Certain 8:30 A.M.)**

- C-1. 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 **final approval on consent 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 & 3/18/05)**
- C-2. 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 **preliminary/final on consent 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. **(Continued from 3/11/05)**
- C-3. 04BAR-00000-00210 Hubbard and Stauffer Residential Remodel/Addition Buellton**
04LUP-00000-00849 (Megan Lowery, Planner) Ridgeline: Rural
Request of Douglas Jernberg, agent for the owners, Rick Hubbard and Judi Stauffer, to consider Case No. 04BAR-00000-00210 for **preliminary/final approval on consent of an addition of approximately 1,722 square feet to an existing residence**. The following structures currently exist on the parcel: a residence and garage of approximately 2,966 square feet, barn of approximately 1,200 square feet and a barn of approximately 1,850 square feet. The proposed project will require approximately 42 cubic yards of cut and no fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-043-037, located at **1610 Cougar Ridge Road** in the Buellton area, Third Supervisorial District. **(Continued from 9/10/04 & 10/29/04 & 1/14/05 & 2/11/05)**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE: HEIGHT CALCULATION METHODOLOGY DISCUSSION

VII. STANDARD AGENDA:

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

- 1. 03BAR-00000-00153 Miller New Residence Mission Canyon**
04LUP-00000-00278 (Robert Dostalek, Planner) Ridgeline: Urban
Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual review of a new residence of approximately 9,570 square feet, garage of approximately 1,533 square feet and basement of approximately 1,935 square feet. The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet**. The proposed project will require approximately 3,610 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. **(Continued from 6/20/03 & 9/19/03 & 12/17/04, Site Visit 1/13/05 & 1/14/05)**

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

2. **05BAR-00000-00034** **Cisneros Two Monument Signs and Additions** **Santa Maria**
(Lilly Okamura, Planner) Ridgeline: N/A
Request of Gil Rodriguez, agent for the owner, Juan Cisneros, to consider Case No. 05BAR-00000-00034 for **conceptual review of two monument signs of approximately 30 square feet each, a cooler addition of approximately 13,650 square feet, box storage warehouse of approximately 24,000 square feet and shade canopy of approximately 7,000 square feet.** The following structures currently exist on the parcel: a produce cooling facility of approximately 20,000 square feet. The proposed project will not require grading. The property is a 21 acre parcel zoned AG and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road** in the Santa Maria area, Fifth Supervisorial District.
3. **05BAR-00000-00049** **Will New Commercial Remodel** **Orcutt**
(Lilly Okamura, Planner) Ridgeline: N/A
Request of Tom B. Martinez, architect for the owner, John Will, to consider Case No. 05BAR-00000-00049 for **conceptual review of an interior and exterior remodel of a newly established commercial structure of approximately 1,456 square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 1,456 square feet and second commercial structure of approximately 2,154 square feet. The proposed project will not require grading. The property is a 1.25 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-121-001, located at **the 200 block of South Broadway** in the Orcutt area, Fourth Supervisorial District.
4. **04BAR-00000-00179** **Voss New Residence** **Santa Ynez**
04LUP-00000-00727 (Nicole Losch, Planner) Ridgeline: Rural
Request of Steve Harrel, architect for the owners, Mitch and Suzanne Voss, to consider Case No. 04BAR-00000-00180 for **final approval of a new residence of approximately 4,286 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 4,200 cubic yards of cut and fill. The property is an 18.7 acre parcel zoned AG-1-5-D and shown as Assessor's Parcel Number 135-031-031, located at **2850 Avenida Caballo** in the Santa Ynez area, Third Supervisorial District. **(Continued from 9/10/04 & 12/03/04)**

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

5. **05BAR-00000-00054** **Benson Two New Signs** **Los Olivos**
05SSC-00000-00004 (No Planner Assigned) Ridgeline: N/A
Request of Tish Betranena, agent/architect for the owners, Ronald Benson, to consider Case No. 03BAR-00000-00054 for **conceptual review a new sign for Carina Cellar of approximately 9.8 square feet and a new sign for Tensley of approximately 6.5 square feet.** The following structures currently exist on the parcel: a structure of approximately 1,058 square feet. The proposed project will not require grading. The property is a 5,663 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 135-092-005, located at **2900 Grand Avenue** in the Los Olivos area, Third Supervisorial District.
6. **05BAR-00000-00048** **Village New Veterinary Clinic** **Lompoc**
05CUP-00000-00004 (Nicole Losch, Planner) Ridgeline: N/A
Request of Mark R. Hafen, architect for the owner, Verne Thacker, to consider Case No. 05BAR-00000-00048 for **conceptual review of a new veterinary clinic of approximately 7,380 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 30,512 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-001, located at **3883 Constellation** in the Lompoc area, Fourth Supervisorial District.

7. **05BAR-00000-00065** **Oak Hills 21 Unit Subdivision** **Lompoc**
TM 14,392 (Adam Baughman, Planner) Ridgeline: Urban
Request of Gordon Bell, agent for the applicants, Oak Hill Associates, to consider Case No. 05BAR-00000-00065 (Formally known as 98-BAR-363) for **revised conceptual review of a 2,200 to 2,600 square foot 21 unit residential development**. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16.87 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 097-371-010, located on Oak Hill Drive in the Vandenberg Village area, Third Supervisorial District. **(Continued from 11/06/98, 12/04/98 & 1/08/99)**

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

8. **05BAR-00000-00067** **Lear Land Company Mixed Use Building** **Los Alamos**
03DVP-00000-00003 (Anne Coates, Planner) Ridgeline: N/A
Request of Jim Reed, architect for the owner, Lear Land Company, to consider Case No. 05BAR-00000-00067 for **conceptual review of a mixed use building of approximately 23,000 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 172 cubic yards of cut and approximately 2,132 cubic yards of fill. The property is a 36,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 101-260-006, 007, located at **the corner of Bell and Main Street** in the Los Alamos area, Third Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

9. **04BAR-00000-00331** **Wyatt Residence Addition and New Garage** **Santa Barbara**
05LUP-00000-00023 (Amy Trester, Planner) Ridgeline: Urban
Request of James Bell, architect for the owner, Su Wyatt, to consider Case No. 04BAR-00000-00331 for **preliminary/final approval of a residence addition of approximately 390 square feet and new garage of approximately 460 square feet**. The following structures currently exist on the parcel: a residence of approximately 836 square feet. The proposed project will require approximately 43 cubic yards of cut and no fill. The property is a 7,390 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-163-024, located at **884 Cheltenham Road** in the Santa Barbara area, First Supervisorial District. **(Continued from 2/11/05)**

10. **04BAR-00000-00289** **Abbey and Blau Residence Addition and New Garage** **Mission Canyon**
04LUP-00000-01265 (Lisa Martin, Planner) Ridgeline: Urban
Request of Marc Phillips, architect for the owners, Craig Abby and Shelly Blau, to consider Case No. 04BAR-00000-00289 for **preliminary/final approval of a residence addition of approximately 383 square feet and garage of approximately 484 square feet**. The following structures currently exist on the parcel: a residence of approximately 630 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a .47 acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-180-070, located at **986 Tornoe Road** in the Mission Canyon area, First Supervisorial District. **(Continued from 11/19/04)**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

11. **04BAR-00000-00261** **Betzholtz Residence Addition** **Goleta**
05LUP-00000-00175 (Amy Trester, Planner) Ridgeline: Urban
Request of Patrick McElearnay, agent for the owner, Anders Betzholtz, to consider Case No. 04BAR-00000-00261 for **preliminary/final approval of a residential addition of approximately 459 square feet consisting of a master bedroom and new entry**. The following structures currently exist on the parcel: a residence of approximately 1,280 square feet. The proposed project will not require grading. The property is an 8,450 square foot

parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-231-013, located at **238 Sherwood Drive** in the Goleta area, Second Supervisorial District. **(Continued from 11/05/04)**

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

Toro Canyon/Summerland/Carpinteria Areas

12. **04BAR-00000-00059** **Swords New Residence** **Carpinteria**
04CDP-00000-00025 (Lisa Martin, Planner) Ridgeline: Rural
Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for **preliminary approval of a new residence of approximately 3,500 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at **7025 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. **(Continued from 4/02/04)**
13. **05BAR-00000-00051** **Widdoes New Guest House** **Carpinteria**
05CDP-00000-00015 (Adrienne Domas, Planner) Ridgeline: Rural
Request of Thomas Hashbarger, architect for the owners, Jamie and Brooks Widdoes, to consider Case No. 05BAR-00000-00051 for **conceptual review of a new guest house of approximately 800 square feet, patio and spa**. The following structures currently exist on the parcel: a residence of approximately 2,089 square feet. The proposed project will require approximately 250 cubic yards of cut and fill. The property is a 11.98 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-200-070, located at **7000 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District.
14. **05BAR-00000-00062** **Largay Residence Remodel** **Carpinteria**
05CDH-00000-00004 (Holly Bradbury, Planner) Ridgeline: N/A
Request of Mary Andrulaitis, architect for the owner, Dorothy Largay, to consider Case No. 05BAR-00000-00062 for **conceptual review/preliminary/final approval of a residence interior remodel of 5 new skylights and the cutting of back of three north facing roof beams**. The following structures currently exist on the parcel: a residence of approximately 2,840 square feet and an attached garage of approximately 578 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 004-098-005, located at **625 Sand Point Road** in the Carpinteria area, First Supervisorial District.
15. **05BAR-00000-00046** **Wilson Residence Addition and New Carport** **Toro Canyon**
05LUP-00000-00214 (Amy Trester, Planner) Ridgeline: N/A
Request of Peter Becker, architect for the owners, Frank M. and Debbie Wilson, to consider Case No. 05BAR-00000-00046 for **conceptual review of a residence addition of approximately 198 square feet and new carport of approximately 190 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,776 square feet and guest house of approximately 445 square feet and workshop of approximately 432 square feet. The proposed project will not require grading. The property is a 1.45 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-060, located at **2929 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

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

16. **05BAR-00000-00053**
Hot Springs Investment Inc. Residence Additions and Remodel **Toro Canyon**
05LUP-00000-00249 (Holly Bradbury, Planner) Ridgeline: Rural
- Request of Harrison Design Associates ,architect for the owners, Hot Springs Investment Inc., to consider Case No. 05BAR-00000-00053 for **conceptual review of a residence addition of approximately 1,319 square feet, new guest house of approximately 793 square feet and two new trellises.** The following structures currently exist on the parcel: a residence of approximately 5,661 square feet, detached garage/study of approximately 994 square feet, guest house of approximately 645 square feet and barn of approximately 192 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 7.31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-110-010, located at **3007 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District.
17. **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 & 2/25/05)**
18. **03BAR-00000-00270** **Fink New Residence** **Summerland**
03CDH-00000-00024 (Eric Engelbart, Planner) Ridgeline: Rural
- Request of Scott Rolland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for **further conceptual review of a new residence of approximately 8,000 square feet, garage of approximately 750 square feet, guest house of approximately 800 square feet and cabana of approximately 765 square feet and a bridge.** No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and 2000 cubic yards of fill. The property is a 3.02 acre parcel shown as Assessor's Parcel Number 005-260-014, located at 2773 Padaro Lane in the Summerland area, First Supervisorial District. **(Continued from 10/17/03 & 11/19/04)**