



# COUNTY OF SANTA BARBARA

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## REVISED BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of April 15, 2005

9:00 A.M.

**Revision: Project 04BAR-00000-00057 Frantz New Residence, 1440 North San Marcos Road, was moved from the regular Standard Agenda to the Consent Agenda.**

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Robin Donaldson - Chair  
Kathryn Dole - 1st-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 April 8, 2005 will be considered.
- IV. CONSENT AGENDA: (Time Certain 8:30)**

- C-1. 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 **preliminary/final approval on consent 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. **(Continued from 3/11/05)**
- C-2. 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 **final approval on consent 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 & 3/18/05)**
- C-3. 02BAR-00000-00002 Anwyl-Davies New Residence Hope Ranch**  
02CDP-00000-00015 (Anne Almy, Planner) Ridgeline: Urban  
Request of the Gray and Gray Architects, architect for the owners, Angela & Nicholas Anwyl-Davies, to consider Case No. 02BAR-00000-00002 for **revised final approval on consent (project under construction) of a new residence of approximately 7,460 square feet, attached garage of approximately 665 square feet, a pool cabana of approximately 509 square feet, play and exercise room of approximately 704 square feet, swimming pool of approximately 972 square feet, reflecting pool of approximately 320 square feet and motor court of approximately 4,160 square feet and included are changes to roof material and design.** No structures currently exist on the parcel. The proposed project will require approximately 3,000 cubic yards of cut and 3,000 cubic yards of fill. The property is a 2.287 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera** in the Hope Ranch area, Second Supervisorial District. **(Continued from 02/01/02, 04/12/02, 10/18/02 & 2/21/03)**
- C-4. 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 on consent 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 & 3/18/05)**

**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.**

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

1. **04BAR-00000-00346** **Rancho Maria Golf Course** **Orcutt**  
04BAR-00000-00014 (Anne Coates, Planner) Ridgeline: N/A  
Request of Lisa Bodrogi, Urban Planning Concepts, agent for applicant Jeff Klein of Rio Bravo Development Company and John Campanella of Bermant Homes, to consider Case No. 04BAR-00000-00346 for **further conceptual review of a 203 unit development plan to include a 129 residential estate development and 74 clustered home sites incorporating 17 units for very low income.** 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 **Highway 1 approximately 1 mile north of the Clark Avenue Highway 1 Intersection** in the Orcutt area, Fourth Supervisorial District. (Continued from 1/28/05)
2. **03BAR-00000-00256** **Solvang Friendship House New Complex** **Solvang**  
03CUP-00000-00045 (Brian Foss, Planner) Ridgeline: N/A  
Request of David Goldstien, Architect Inc., architect for the owners, Solvang Friendship House, to consider Case No. 03BAR-00000-00256 for **preliminary approval of new commons building of approximately 4,558 square feet, three residential buildings each of approximately 1,398 square feet, storage building of approximately 375 square feet and an uncovered trash area.** The following structures currently exist on the parcel: Building A of approximately 2,805 square feet, Building B of approximately 2,968 square feet, Building C of approximately 1,395 square feet, Alzheimer Residence of approximately 6,040 square feet, sheds of approximately 240, 150, and 170 square feet, bus shelter of approximately 200 square feet and Netzer Building of approximately 2,020 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards. The property is a 2.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 141-211-067, located at **810, 880, 892 Friendship Lane** in the Solvang area, Third Supervisorial District. (Continued from 10/03/03)
3. **05BAR-00000-00066** **Moscardi New Barn** **Santa Ynez**  
05LUP-00000-00266 (Lorie Baker, Planner) Ridgeline: Rural  
Request of John A. Rinaldi, architect for the owner, Louie Moscardi, to consider Case No. 05BAR-00000-00066 for **conceptual review of a new barn/storage building of approximately 2,450 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-290-001, located at **3484 Woodstock Road** in the Santa Ynez area, Third Supervisorial District.
4. **05BAR-00000-00042** **Quick New Barn** **Santa Ynez**  
05LUP-00000-00205 (Lorie Baker, Planner) Ridgeline: Rural  
Request of Curtis and Yvette Moniot, agents for the owners, Richard and Marsha Quick, to consider Case No. 05BAR-00000-00042 for **preliminary/final approval 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. (Continued from 3/11/05)

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

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

5. 05BAR-00000-00017 Russell New Guest House Hope Ranch  
05CDP-00000-00006 (Amy Trester, Planner) Ridgeline: Urban  
Request of Kathy Hancock, architect for the owner, Morris C. Russell, to consider Case No. 05BAR-00000-00017 for **conceptual review of an addition to an existing pool house of approximately 320 square feet to be converted to a guest house with a total of approximately 704 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,570 square feet, attached two car garage of approximately 380 square feet and pool house of approximately 384 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-013, located at **1460 Cantera Avenue** in the Hope Ranch area, Second Supervisorial District.
6. 05BAR-00000-00064 Whitney New Garage and Workshop Mission Canyon  
05LUP-00000-00307 (Morgan Jones, Planner) Ridgeline: N/A  
Request of Carl Lindberg, agent for the owner, Mark Whitney, to consider Case No. 05BAR-00000-00064 for **conceptual review of a new garage of approximately 762square feet and workshop of approximately 660 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,361 square feet. The proposed project will not require grading. The property is a 19,966 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-221-040, located at **2685 Foothill Road** in the Mission Canyon area, First Supervisorial District.
7. 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 **preliminary/final approval 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. **(Continued from 9/10/04 & 3/11/05)**
8. 05BAR-00000-00070 Scarborough Residence Addition and Garage Hope Ranch  
05LUP-00000-00301 (Lisa Martin, Planner) Ridgeline: Urban  
Request of Valerie Froscher, architect for the owners, Jim and Ann Scarborough, to consider Case No. 05BAR-00000-00070 for **conceptual review of a residence addition of approximately 868 square feet and new garage of approximately 949 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,918 square feet. The proposed project will not require grading. The property is a 1.33 acre parcel zoned 1.5-Ex-1 and shown as Assessor's Parcel Number 061-301-048, located at **530 Via Sinuosa** in the Hope Ranch area, Second Supervisorial District.

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

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 **further preliminary 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 & 7/9/04)**

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

10. **05BAR-00000-00059 Warner New Mixed Use Building Isla Vista**  
(Adrienne Domas, Planner) Ridgeline: N/A  
Request of Vincent Leifer, architect for the owner, Tim Warner, to consider Case No. 05BAR-00000-00059 for **conceptual review of a mixed-use of approximately 17,508 square feet.** The following structures currently exist on the parcel: a restaurant of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Second Supervisorial District.
11. **02BAR-00000-00172 Hart New Residence Gaviota**  
02CDP-00000-00109 (Adrienne Domas, Planner) Ridgeline: Rural  
Request of Don Pedersen, architect for the owners, Bob & Debbie Hart, to consider Case No. 02BAR-00000-00172 for **final approval of a new residence of approximately 3,921 square feet with an attached garage of approximately 864 square feet and guest house of approximately 765 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 590 cubic yards of cut and no fill. The property is a 24.24 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 081-150-034, located at **14640 Highway 101** in the Gaviota (Tajiguas) area, Third Supervisorial District. **(Continued from 7/12/02 & 9/19/03 & Site Visit 10/31/03 & 11/14/03)**
12. **04BAR-00000-00192 Hira Change of Use of a Permitted Guest House to Residence and New Garage Goleta**  
01LUP-00000-00628 (Eric Engelbart, Planner) Ridgeline: Urban  
Request of Ronald Sorgman, architect for the owner, Jack Hira, to consider Case No. 04BAR-00000-00192 for **further conceptual review of a change of use of a permitted but not built guesthouse of approximately 790 to a main residence of approximately 4,314 square feet and new garage of approximately 1,017 square feet.** The following structures currently are permitted 02BDP-00000-00200 but do not exist on the parcel: a garage of approximately 504 square feet, storage of approximately 475 square feet, guest house of approximately 790 square feet and porch of approximately 537 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel

zoned E-1 and shown as Assessor's Parcel Number 059-110-014, located at **959 Via Chaparral** in the Goleta area, Second Supervisorial District. **(Continued from 9/10/04)**

13. **05BAR-00000-00073** **Gerrity As-built Garage Conversion** **Goleta**  
01DVP-00000-00039 (Peter Lawson, Planner) Ridgeline: N/A  
Request of David Gerrity, owner, to consider Case No. 05BAR-00000-00073 for **conceptual review of an as-built conversion of a garage to bedrooms under a development plan. The development plan would also allow the two existing single family dwellings to be used as student housing.** The following structures currently exist on the parcel: two single family dwellings. The proposed project will not require grading. The property is a 21,219 square foot parcel zoned SR-H and shown as Assessor's Parcel Number 075-064-001, located at **6555 Sergovia** in the Goleta area, Third Supervisorial District.

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

14. **03BAR-00000-00083** **Abrego Road Investments Three Triplexes** **Isla Vista**  
01DVP-00000-00032 (Peter Lawson, Planner) Ridgeline: N/A  
Request of Yvonne Chen, architect for the owners, Abrego Road Investments, to consider Case No. 03BAR-00000-00083 for **final approval of three triplexes each approximately 2,000 square feet.** The following structures currently exist on the parcel: One duplex and two single family dwellings. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.0 acre zoned SR-H-20 and shown as Assessor's Parcel Number 075-052-007, located at **6639 Abrego Road** in the Isla Vista area, Third Supervisorial District. **(Continued from 5/23/03 & 1/14/05)**
15. **05BAR-00000-00081** **Sedlin Residence Remodel** **El Capitan Ranch**  
05LUP-00000-00353 (Allen Bell, Planner) Ridgeline: N/A/Urban/Rural  
Request of Clay Aurell, agent for the owner, Adrian Sedlin, to consider Case No. 05BAR-00000-00081 for **conceptual review of residential addition of approximately 756 square feet on lower level and approximately 15 square feet on main level, new deck of approximately 909 square feet and remodel of roof, entry, windows, doors and siding.** The following structures currently exist on the parcel: a residence of approximately 4,062 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 12 cubic yards of fill within the existing footprint. The property is a 10.25 acre parcel zoned U under Ordinance No. 661 and shown as Assessor's Parcel Number 081-260-015, located at **10697 Calle Quebrada** in the El Capitan Ranch area, Third Supervisorial District.

### Toro Canyon/Summerland/Carpinteria Areas

16. **04BAR-00000-00076** **Sheaffer New Residence, Garage and Storage** **Carpinteria**  
04CDP-00000-00045 (Lisa Martin, Planner) Ridgeline: N/A  
Request of James Zimmerman, architect for the owners, Andy and Kathleen Sheaffer, to consider Case No. 04BAR-00000-00076 for **final approval of a new residence of approximately 4,500 square feet, detached garage of approximately 871 square feet, storage of approximately 287 square feet and a new guest house of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 3.04 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-220-066, located at **713 Rincon Hill Road** in the Carpinteria area, First Supervisorial District. **(Continued from 4/30/04, 7/9/04 7/16/04 & 8/13/04)**

17. **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 **preliminary approval 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 14.34 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 & 3/11/05)**

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

18. **04BAR-00000-00161 Kosterka New Guest House Toro Canyon**  
04LUP-00000-00161 (Peter Lawson, Planner) Ridgeline: Urban  
Request of Ken Mixon, architect for the owners, Don and Carol Kosterka, to consider Case No. 04BAR-00000-00161 for **final approval of a guest house of approximately 800 square feet**. The following structures currently exist on the parcel: a residence of approximately 6,809 square feet and attached garage of approximately 868 square feet. The proposed project will not require grading. The property is a 3.8 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-030-052, located at **2765 Bella Vista** in the Toro Canyon area, First Supervisorial District. **(Continued from 8/13/04)**
19. **05BAR-00000-00061 Otterlei Residence Addition Summerland**  
05LUP-00000-00250 (Lisa Martin, Planner) Ridgeline: N/A  
Request of Chris Dentzel, architect for the owners, John and Mary Otterlei, to consider Case No. 05BAR-00000-00061 for **conceptual review of a residence addition of approximately 769 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,470 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-038, located at **397 Ortega Ridge Road** in the Summerland area, First Supervisorial District.
20. **05BAR-00000-00063 Richardson Residence Addition Summerland**  
05CDP-00000-00013 (Alan Hanson, Planner) Ridgeline: Urban  
Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **conceptual review of an addition of approximately 1,345 square feet to an existing 1,970 single family dwelling, demo of an existing garage of approximately 400 square feet and replacement with a garage of approximately 448 square feet, and new patio of approximately 400 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,970 square feet and detached garage of approximately 400 square feet. The proposed project will require grading. The property is a 12,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at **2535 Varley Street** in the Summerland area, First Supervisorial District.
21. **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 & 4/8/05)**

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