



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 29, 2005

Robin Donaldson	- Chair	St. Marks in the Valley Episcopal Church
Kathryn Dole	- 1st-Vice Chair	2905 Nojoqui Street
James King	- 2nd-Vice Chair	Los Olivos, California 93441
Bethany Clough		(805) 688-4454
Pamela Ferguson-Ettinger		
Valerie Froscher		
Greg Ravatt		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	- BAR Secretary	
Adam Baughman	- Planner III	

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by 2nd Vice Chair, James King, at 9:00 A.M., at St. Marks in the Valley Episcopal Church; 2905 Nojoqui Street, Los Olivos, California.

COMMITTEE MEMBERS PRESENT:

James King 2nd Vice Chair
Pamela Ferguson-Ettinger
Valerie Froscher
Greg Ravatt
Chris Roberts
Kris Miller-Fisher
Anita Hodosy - BAR Secretary
Adam Baughman -Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson and Kathryn Dole

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: - Approximately 15±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to:
 - **Drop Item #4 05BAR-00000-00078 The Laurel Company Signage at the request of the applicant.**
- III. **MINUTES:**

Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to approve the Minutes of April 8, 2005.

Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to table the Minutes of April 15, 2005 to the BAR meeting of May 13, 2005.

IV. CONSENT AGENDA:

C-1. 04BAR-00000-00050

Bedford Enterprises Recycling Facility/Multi-Tenant Development **Santa Maria**
04DVP-00000-00008 (Adam Baughman, Planner) **Ridgeline: N/A**

Request of Tom Martinez, architect for the owners, Mary Ball (K & B Trucking), and the applicants, Bedford Enterprises, to consider Case No. 04BAR-00000-00050 for **preliminary/final approval on consent of an establishment of a recycling facility utilizing an existing 4,958 warehouse and two proposed 12,000 square feet multi-tenant buildings (for a total of 24,000 square feet of new building development)**. The following structures currently exist on the parcel: a metal building of approximately 4,958 square feet. The proposed project will require minimal grading (<50 cubic yards) for building pad preparation. The property is a 3.39 and 2.13 acre parcel zoned M-2 and shown as Assessor's Parcel Numbers 111-030-023/024, located at **2220 South F. Street** in the Santa Maria area, Fifth Supervisorial District. (Continued from 3/26/04, 7/09/04, 8/27/04 & 2/11/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to continue 04BAR-00000-00050 for further final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Locate utility poles and easements (along Betteravia frontage) on plans. Indicate approx. height of power lines.**
- **Accurately depict the Betteravia fenceline in relation to the property line along the north.**
- **Planting list is good.**
- **Return for Final on Consent with comments.**

C-2. 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 on consent 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 & 2/25/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant final approval on consent of 04BAR-00000-00141.

C-3. 01-BAR-104 **Foley Winery Lighting Plan** **Lompoc**

04BAR-00000-00214 (Brian Foss, Planner) **Ridgeline: N/A/Urban/Rural**

Request of Rob Mehl, architect for the owner, Bill Foley, to consider Case No. 01BAR-104 for **revised final on consent for roof color change for a winery of approximately 15,000 square feet**. The following structures currently exist on the parcel: a barn of approximately 11,600 square feet. The proposed project will not require grading. The property is a 448 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-170-043, located at **6121 Highway 246** in the Lompoc area, Fourth Supervisorial District. (Continued from 03/26/04)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant revised final approval on consent of 01-BAR-104.

- C-4. 05BAR-00000-00054 Benson Two New Signs Los Olivos**
05SSC-00000-00004 (Lilly Okamura, Planner) Ridgeline: N/A
Request of Tish Betranena, agent/architect for the owners, Ronald Benson, to consider Case No. 03BAR-00000-00054 for **final approval on consent 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. (Continued from 4/8/05)
- ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant final approval on consent of 05BAR-00000-00054.**
- C-5. 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 **final on consent 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 & 4/15/05)
- ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant final approval on consent of 03BAR-00000-00256.**
- C-6. 03BAR-00000-00188 Fishman Residence Additions and New Garage Carpinteria**
03CDP-00000-00049 (Anne Almy, Planner) Ridgeline: Urban
Request of L & P Consultants, agent for the owners, David and Monica Fishman, to consider Case No. 03BAR-00000-00188 for **a revised final approval on consent for a revised material board for a residential first floor addition of approximately 1,525, a second floor addition of approximately 320 square feet and a new garage of approximately 600 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,587 square feet. The proposed project will not require grading. The property is a 4.05 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-023, located at **7025 Shepard Mesa Drive** in the Carpinteria area, First Supervisorial District. (Continued from 7/25/03, 8/08/03, 01/16/04, 5/14/04, 5/28/04 & 6/25/04)
- ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant final approval on consent of 03BAR-00000-00188.**
- C-7. 05BAR-00000-00096 Adam Residence Addition Orcutt**
05LUP-00000-00380 (Florence Trotter, Planner) Ridgeline: N/A
Request of Christine Cruden, agent for the owner, John F. Adam, to consider Case No. 05BAR-00000-00096 for **final approval on consent of a residence addition of approximately 841 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,078 square feet. The proposed project will require approximately 4 cubic yards of cut and no fill. The property is a 12,400 square foot parcel zoned DR-1.0 and shown as Assessor's

Parcel Number 105-340-014, located at **5741 Impala Trail** in the Orcutt area, Fourth Supervisorial District.

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to continue 05BAR-00000-0096 for further final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Revise windows to reflect the existing color, shape & grid patterns on the house.**
- **Return on next available for Final on Consent.**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE:

Staff alerted the BAR of the 4/26/05 Board of Supervisor's direction to P&D to look into the formation of a North County BAR and of a Santa Ynez Valley BAR. The Action Summary and Board Letter were available for the BAR members to review.

VII. STANDARD AGENDA:

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

1. 04BAR-00000-00094

Knollwood Meadows Addition of 32 Apartments to 96 Unit Complex Orcutt

04LLA-00000-00006 (Brian Foss, Planner) Ridgeline: N/A

Request of Carl Schneider, architect for the owner, Knollwood Properties L.P., to consider Case No. 04BAR-00000-00094 for **preliminary approval of an addition of 32 apartments approximately 26,835 square feet to an existing 96 unit complex.** The following structures currently exist on the parcel: seven apartment buildings of approximately 34,740 square feet. The proposed project will require approximately 11,000 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 4.41 acre parcel zoned DR-12.3 and shown as Assessor's Parcel Number 107-490-001, located at **4012 Cedarhurst Drive** in the Orcutt area, Fourth Supervisorial District. (Continued from 5/28/04 & 7/16/04)

ACTION: Ravatt moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller absent) to grant preliminary approval o 04BAR-00000-00094. The following comments were made by the Board of Architetural Review members present for this project:

COMMENTS:

- a. **Little porches/patios not very useable**
- b. **Make fences on patios more transparent, open the space, and consider adding a gate.**
- c. **Consider a trellis effect for opportunities to grow vines.**
- d. **Dark bronze or black windows are preferable to white vinyl windows.**
- e. **Consider revising location of entrance door. Door under staircase and window looking through staircase does not work well. Units will gain more square footage with this option w/ no increase in building footprint.**
- f. **Campunula and aucuba may work well under staircase, in dark areas.**
- g. **Return for Final.**

2. 01BAR-00000-00229

Bertrand Mixed Use Development

Santa Ynez

02LUP-00000-01092 (Nicole Losch, Planner) Ridgeline: N/A

Request of Studio G, agent for the owner, David Bertrand, to consider Case No. 01BAR-00000-00229 for **further 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 & 3/18/05)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant final approval of 01BAR-00000-00229. The following comments were made by the Board of Architectural Review member present for this project

COMMENTS:

- a. **Option A color palette is preferred.**
- b. **Received Final Approval.**

3. **04BAR-00000-00262 Gainey Vineyards New Winery Building Buellton**
03DVP-00000-00017 (Brian Foss, Planner) Ridgeline: N/A
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 & 3/18/05)

ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to drop 04BAR-00000-00262 from the agenda at the request of the applicant. See Agenda Status Report.

4. **05BAR-00000-00078 The Laurel Company Signage Los Olivos**
05OSP-00000-00002 (Florence Trotter-Cadena, Planner) Ridgeline: N/A
Request of Laurie Tamura and Brian Schwartz, agents for the owner, The Laurel Company, to consider Case No. 05BAR-00000-00078 for **conceptual review of new signage of one monument sign, 6 wall signs, 5 under canopy signs, 4 projecting signs and one directional sign.** The following structures currently exist on the parcel: a commercial building of approximately 4, 890 square feet. No proposed grading as part of this project. The property is a 17,500 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 135-092-103, located at **2445 Alamo Pintado** in the Los Olivos area, Third Supervisorial District.

ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to drop 05BAR-00000-00078 from the agenda at the request of the applicant. See Agenda Status Report.

5. **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 **preliminary approval 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 & 2/25/05)

ACTION: Ferguson-Ettinger moved, seconded by Roberts and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant preliminary approval of 04BAR-00000-00193. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Use same hydroseed mix on cut/fill slopes or driveway as used on the house fill slopes.
- b. Return with a grading plan.
- c. Consider removing arched windows over the rectangular windows as they compete w/ the large parabolic window.
- d. Consider something less classical and more Moorish.
- e. White color is still too white. Darken it.
- f. Return for Final.

6. 03BAR-00000-00353 Price Ranch New Residences Los Alamos
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 & 3/11/05)

ACTION: Ferguson-Ettinger moved, seconded by Roberts and carried by a vote of 6 to 0 (Donaldson moved, seconded by Roberts and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant preliminary approval of 03BAR-00000-00353. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Add more sycamores to Parcel 4 at the north end.
- b. Use shingle on bottom of facades and leave board and batten on top, on all sides of the houses.
- c. Move belly band above the 2nd floor level, higher than 1/2 the height of the house.
- d. Turn yellow color scheme into more of a green one (consider Benjamin Moore Historic Colors)
- e. Use rendering color palette instead of color samples presented.
- f. Use darker colors as they will look richer.
- g. Return for Final

7. 04BAR-00000-00205 Graves New Residence Solvang
04LUP-00000-01021 (Nicole Losch, Planner) Ridgeline: Rural

Request of James Armstrong, architect for the owners, Steve and Kathleen Graves, to consider Case No. 04BAR-00000-00205 for **final 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 & 3/18/05)

ACTION: Ferguson-Ettinger moved, seconded by Clough and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to continue 04BAR-00000-00205 for final approval on consent at the May 13, 2005 BAR meeting. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Light stucco color is not acceptable. Use darker color (from Davis stucco colors)
- b. Return for Final on Consent w/ color boards.

8. **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. (Continued from 3/18/05)
- ACTION: Ferguson-Ettinger moved, seconded by Ravatt and carried by a vote of 6 to 0 (Donaldson, Dole and Miller-Fisher absent) to grant final approval of 05BAR-00000-00031.**
9. **05BAR-00000-00074 Coffin New Residence, Garage and Barn Santa Ynez**
05LUP-00000-00309 (Brian Tetley, Planner) Ridgeline: Rural
- Request of Chuck McClure, Richard and Mary Coffin and, agent and owners, to consider Case No. 05BAR-00000-00074 for **conceptual review of a new residence of approximately 3,875 square feet, garage of approximately 800 square feet and barn of approximately 2,903 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 15,000 cubic yards of cut and approximately 5,900 cubic yards of fill. The property is a 20 acre parcel zoned AG and shown as Assessor's Parcel Number 135-310-026, located at **Rancho Ynecita Sub-Division** in the Santa Ynez area, Third Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Minimize grading to the maximum extent feasible, proposed amount is excessive. Ten-foot cut of the top of the knoll is excessive. Balance cut & fill.**
 - b. **Relocate portions of the road to minimize grading.**
 - c. **Keep to the existing contours as much as possible.**
 - d. **House is handsome.**
 - e. **Return for further Conceptual**
10. **03BAR-00000-00151 Metz New Residence Santa Ynez**
03LUP-00000-00983 (Nicole Losch, Planner) Ridgeline: Rural
- Request of Roberts Design Group, architect for the owners, Christie & Henry Metz, to consider Case No. 03BAR-00000-00151 for **final approval of a new residence of approximately 6,576 square feet, detached three car garage of approximately 1,076 square feet and a new farm employee residence of approximately 997 square feet and a revised stallion barn**. The following structures currently exist on the parcel: a residence of approximately 3,200 square feet and barn of approximately 4,000 square feet. The proposed project will require approximately 1,400 cubic yards of cut and approximately 1,400 cubic yards of fill. The property is a 117.48 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 141-240-028, located at **1120 Count Fleet Drive** in the Santa Ynez area, Third Supervisorial District. (Continued from 6/20/03)
- ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant final approval of 03BAR-00000-00151.**

- 11. 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- (previously designed as a mono-pine and now proposed as a faux antique water tank) approximately 65 feet high and 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)
- ACTION: King moved, seconded by Ravatt and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant preliminary approval of 04BAR-00000-00291. Applicant to resubmit for preliminary/final approval on consent at the BAR meeting of May 13, 2005. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- **Diagonals on the tower need to be distinct / visible.**
 - **Return for final on consent**
- 12. 05BAR-00000-00108 Sprint Telecommunications Facility Santa Barbara**
05CUP-00000-00021 (Tom Figg, Planner) Ridgeline: N/A/Urban/Rural
Request of David Thornburgh, agent for the owners, Sprint, to consider Case No. 05BAR-00000-00108 for **conceptual review to replace an existing 46 foot high telephone utility pole with a new 56' pole; place three new antennas on wood cross arms attached to the new pole at 44' above ground; all antennas painted to match wood pole and cross arm. An equipment shelter is proposed adjacent to a self-storage facility that is under construction.** The parcel is zoned C-1 and shown as Assessor's Parcel Numbers 069-160-066 (1.58 acre parcel) and 069-160-067 (.87 acre parcel), located at **99 N. Patterson Avenue** in the Santa Barbara area, Second Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval on consent at the BAR meeting of May 13, 2005. No further comments were made by the Board of Architectural Review members present for this project.**
- 13. 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 **further 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. (Continued from 4/08/05)
- Project received further conceptual review only, no action was taken. Applicant to resubmit for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Consider siding rather than stucco.**
 - b. **Restudy the drainage of site to ensure it makes it to the curb cuts.**
 - c. **Return for Preliminary.**

14. **05BAR-00000-00093**
Mc Clean Commercial Façade Renovation and Addition **Orcutt**
related case (Nicole Losch, Planner) Ridgeline: N/A
Request of Vivek Harris, agent for the owner, Don McClean, to consider Case No. 05BAR-00000-00093 for **conceptual review of a retail building façade renovation and addition of approximately 3,840 square feet to existing building.** The following structures currently exist on the parcel: a retail building of approximately 6,586. The proposed project will not require grading. The property is a 15,011 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-092-013, located at **156 S. Broadway** in the Orcutt area, Fourth Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Add mullions to Patricio's per Old Town review board recommendations.**
 - b. **Project will enhance downtown Orcutt community.**
 - c. **Parking lot wall is appropriate.**
 - d. **Return for prelim/final [Ravatt abstained]**
15. **02BAR-00000-00050** **Radaich New Residence** **Santa Ynez**
02LUP-00000-00166 (Nicole Losch, Planner) Ridgeline: Rural
Request of Larry Clark, architect for the owners, Anthony & Kathy Radaich, to consider Case No. 02BAR-00000-00050 for **preliminary/final approval of an approximately 3,589 square foot new residence and an approximately 875 square foot garage.** No structures currently exist on the parcel. The proposed project will require approximately 1,138 cubic yards of cut and approximately 1,138 cubic yards of fill. The property is a 20.90 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-290-041, located at **3800 Live Oak Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 3/01/02)
- ACTION: Froscher moved, seconded by Miller-Fisher and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant preliminary approval of 02BAR-00000-00050. Applicant to resubmit for final approval with color boards. No further comments were made by the Board of Architectural Review members present for this project.**
16. **03BAR-00000-00041** **Bruhn Buildings New Signs** **Santa Ynez**
03OSP-00000-00005 (Brian Tetley, Planner) Ridgeline: Urban
Request of F. Evans Jones, architect for the owner, Patricia Jo Bruhn, to consider Case No. 03BAR-00000-00041 for **final approval of 3 wall signs, 3 under-canopy signs and 2 projecting signs.** The following structures currently exist on the parcel: Four structures of approximately 1,000 to 2,500 square feet. The proposed project will not require grading. The property is a 20,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 143-184-014, located at **3687 Sagunto Street** in the Santa Ynez area, Third Supervisorial District. (Continued from 3/28/03)
- ACTION: Froscher moved, seconded by Clough and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant final approval of 03BAR-00000-00041.**
17. **03BAR-00000-00039** **Johnson Commercial Building Signs** **Santa Ynez**
03OSP-00000-00004 (Brian Tetley, Planner) Ridgeline: N/A
Request of F. Evans Jones, architect for the owner, Roy A. Johnson, to consider Case No. 03BAR-00000-00039 for **final approval of 7 wall signs, 5 arcade signs and 1 projecting sign.** The following structures currently exist on the parcel: Three commercial buildings of approximately 5,000, 2,400 and 1,820 square feet. The proposed project will not require

grading. The property is a 14,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 143-174-002, located **3551 Sagunto Street** here in the Santa Ynez area, Third Supervisorial District. (Continued from 3/28/03)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant final approval of 03BAR-00000-00039.

18. **03BAR-00000-00343 Lash New Commercial Building Los Olivos**
03DVP-00000-00043 (Lilly Okamura, Planner) Ridgeline: Urban
Request of F. Evans Jones, architect for the owners, Lowell Lash, to consider Case No. 03BAR-00000-00343 for **final approval of a new commercial building of approximately 10,773 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 22,500 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 135-092-014, located at **2933 San Marcos Avenue** in the Los Olivos area, Third Supervisorial District. (Continued from 1/9/04 & 8/13/04)

ACTION: Clough moved, seconded by Froscher and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant final approval of 03BAR-00000-00343. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Olive tree at the entrance is fine. Try to place the most majestic olive you can in the center position.**
- **Received Final approval.**

19. **03BAR-00000-00036 Harrison Hardware Commercial Building Signs Santa Ynez**
03OSP-00000-00002 (Brian Tetley, Planner) Ridgeline: N/A

Request of F. Evans Jones, architect for the owner, Harrison Hardware, to consider Case No. 03BAR-00000-00036 for **final approval of 6 wall signs and 5 under-canopy signs.** The following structure currently exists on the parcel: A commercial building of approximately 14,515 square feet. The proposed project will not require grading. The property is a 34,500 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 143-212-013, located at **1051 Edison Street** in the Santa Ynez area, Third Supervisorial District. (Continued from 3/28/03)

ACTION: Ferguson-Ettinger moved, seconded by Froscher and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant final approval of 03BAR-00000-00036.

Mission Canyon/Santa Barbara/Hope Ranch Areas

20. **04BAR-00000-00200 Abston Residence Addition Mission Canyon**
04MOD-00000-00014, 04LUP-00000-01242 (Mark Walter, Planner) Ridgeline: Urban

Request of Gretchen Zee, architect for the owners, Lorraine and Bryan Abston, to consider Case No. 04BAR-00000-00200 for **further conceptual/preliminary approval of modification of the front yard setback from the road right-of-way and an addition and remodel of approximately 1,672 square feet to an existing residence. The setback modification would result in a setback reduction of 2.0 feet (10%) from the road right-of-way.** The following structures currently exist on the parcel: a residence of approximately 1,272 square feet and garage of approximately 240 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 60 cubic yards of fill. The property is a .10 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-212-032, located at **2964 La Combadura** in the Mission Canyon area, First Supervisorial District. (Continued from 8/13/04)

ACTION: Froscher moved, seconded by Roberts and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant preliminary approval of 04BAR-00000-00200. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Roofline should use a trellis type design rather than the heavy roofing.**
- b. **Continue stonework around side of building on north and east sides. Use of stone planters are acceptable as substitute.**
- c. **BAR supports setback modification request.**
- d. **Planner to verify that the Urban Ridgeline requirements do not apply.**
- e. **Return for Final.**

**21. 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 **preliminary approval 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 & 3/18/05)

ACTION: Roberts moved, seconded by Fisher-Miller and carried by a vote of 7 to 0 (Donaldson and Dole absent) to grant preliminary approval. Applicant to resubmit for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Since other accents of the house are real copper (downspouts, gutters, etc.), it will be difficult or impossible to match the natural patina with a faux finish on the garage.**
- b. **Dark wood on garage door is more appropriate than the copper.**
- c. **If faux copper finish is to be pursued, return w/ sample of faux copper finish and an alternate finish of proposed garage**
- d. **Restudy the proposed railing. It is too frail on its own, needs more weight. A wood handrail or posts w/ caps might help. A curb-up wall may help as well.**
- e. **Return for Final.**

**22. 05BAR-00000-00107 Fuel Depot Replacement Signs Goleta
05SCC-00000-00007 (Amy Trester, Planner) Ridgeline: N/A**

Request of Bendi White, agent for the owner, John Price, to consider Case No. 05BAR-00000-00107 for **conceptual review of pole sign with a 3 x 9 sign at top, and two price signs located lower on the pole, each approximately 46" x 61". Also proposed are two wall signs, one approximately 189" x 26" and the other approximately 108" x 36".** The following structures currently exist on the parcel: a service gas station of approximately 1,510.3 square feet with two canopies of approximately 1,010.5 square feet and landscaping. The proposed project will not require grading. The parcel is zoned CH and shown as Assessor's Parcel Number 067-230-029, located at **250 N. Turnpike** in the Santa Barbara area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to resubmit for final approval on consent at the May 13, 2005 BAR meeting. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Internally lit signs are generally discouraged by the BAR.**
- b. **The pole light is acceptable as presented.**
- c. **Calle Real wall sign may be internally lit but applicant is encouraged to leave the sign unplugged until the other lights within the facility are turned on. The internal light may not be necessary.**
- d. **Turnpike sign needs to be externally lit.**
- e. **Planner needs to comment on the consistency of the proposed signs with Article I sign ordinance.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by Valerie Froscher , and carried by a vote of 7 to 0 (Robin Donaldson and Kathryn Dole absent) that the meeting was adjourned until 9:00 A.M. on Friday, May 13, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:00 P.M.