



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of June 10, 2005

9:00 A.M.

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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 May 27, 2005 will be considered.

**IV. CONSENT AGENDA: (Time Certain 8:45)**

**C-1. 04BAR-0000-00231 Caldwell Residential Addition and Remodel**

**Toro Canyon**

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04LUP-00000-01185 (Brian Baca, Planner) Ridgeline: Rural  
 Request of Suzette Naylor, architect for the owner, John D. Caldwell, to consider Case No. 04BAR-00000-00231 for **preliminary/final on consent of residence addition of approximately 606 square feet, a deck of approximately 85 square feet and remodel of approximately 300 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,390 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 35,324 square foot parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-040-018, located at **2975 East Valley Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 9/24/04)**

**C-2. 03BAR-00000-00114 Perkins New Mixed Use Building Summerland**  
 03CDP-00000-00044(Peter Lawson, Planner) Ridgeline: N/A

Request of Robin Donaldson, architect for the owners, Perry Perkins, to consider Case No. 03BAR-00000-00113 for **further revised final approval on consent of minor alterations of approximately 45 additional square feet to kitchen area, relocation of chimney and additional fenestration to the deck area overlooking Lilley Avenue to a previously approved new mixed-use building with retail of approximately 2,000 square feet and a residence of approximately 1,213 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,248 square feet and detached garage of approximately 272 square feet. The proposed project will require approximately 145 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 8,200 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-192-009, located at **2420 Lillie Avenue** in the Summerland area, First Supervisorial District. **(Continued from 5/9/03, 1/09/04, 1/16/04 & 5/27/05)**

**C-3. 04BAR-00000-00279 Serena Park Sound Wall Carpinteria**  
 01DVP-00000-00057 (Abe Leider, Planner) Ridgeline: N/A

Request of Lara Bertaina, agent for Caltrans, to consider Case No. 04BAR-00000-00279 for **preliminary/final approval on consent of the construction of a 16 foot high, 1/3 mile long sound wall on the north side of northbound Highway 101 at Serena Park.** The proposed project will require roadway excavation of approximately 550 cubic yards of cut, structure excavation of approximately 687 cubic yards with total excavation of approximately 1,237 cubic yards. The property is a located along Highway 101 corridor, just south of the Padaro interchange and is in the Carpinteria area, First Supervisorial District. **(Continued from 11/19/04 & 3/11/05)**

- V. **BAR MEMBERS INFORMATIONAL BRIEFINGS:**
- VI. **STAFF UPDATE:**
- VII. **STANDARD AGENDA:**

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

**1. 05BAR-00000-00116 Replacement Bridge at Gaviota State Park Gaviota**  
 05DVP-00000-00002 (Abe Leider, Planner) Ridgeline: N/A

Request of Joy Hufschmid, of Santa Barbra County Public Works Department, to consider Case No. 05BAR-00000-00116 for **conceptual review of a bridge replacement, road upgrade and reconfiguration of the campground entrance and three campsites in the Gaviota State Park.** The following structures currently exist on the parcel: entrance kiosk, restrooms, and associated campground facilities. The proposed project will require substantial amounts of grading to remove silt from the creek channel, raise the road approximately 10 feet higher than its current elevation, and carry out other improvements to Gaviota Beach Road and the Hollister Ranch access road. The property is located on Assessor's Parcel Numbers 081-270-002 (11.75 acres) and 083-650-011 (325.4 acres), located at **Gaviota State Park** in the Gaviota area, Third Supervisorial District.

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

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

2. **04BAR-00000-00127** **Vintage Ranch Subdivision** **Orcutt**  
TM 14,556 (John Zorovich, Planner) Ridgeline: N/A  
Request of Laurie Tamura, agent for the applicant, Martin Farrell Homes, to consider Case No. 04BAR-00000-00127 (formally known as Oak Glen Subdivision 00-BAR-248) for **preliminary approval of a 52 unit residential subdivision consisting of new units ranging from approximately 2,300 to 3,200 square feet**. No structures currently exist on the parcel. The proposed project will require 67,062 cubic yards of cut and 36,800 cubic yards of fill. The property is a 32.78 acre parcel zoned PRD and shown as Assessor's Parcel Number 101-010-002, located at **the east end of Stubblefield Road, known as Key Site 7** in the Orcutt area, Fourth Supervisorial District. **(Continued from 8/25/00, 9/10/04 & 9/24/04 & 12/03/04)**
3. **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.
4. **05BAR-00000-00067** **Lear Land Company Mixed Use Building (aka The Junction)** **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 **further 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. **(Continued form 4/08/05)**
5. **05BAR-00000-00114** **Permut Residence Addition and Remodel** **Orcutt**  
05LUP-00000-00500 (Lilly Okamura , Planner) Ridgeline: N/A  
Request of Randall Steele, architect for the owner, Alan S. Permut, to consider Case No. 05BAR-00000-00114 for **conceptual review of a demolition of approximately 678 square feet and reconstruction of approximately 1,008 square feet to an existing residence**. The following structures currently exist on the parcel: a residence of approximately 1,038 square feet and detached garage of approximately 374 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14 and shown as Assessor's Parcel Number 105-072-011, located at **135 Park Lane** in the Orcutt area, Fourth Supervisorial District.

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

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 **preliminary approval 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 & 4/29/05)**
7. **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 **further conceptual review/preliminary approval 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. **(Continued from 4/29/05)**
8. **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 **final 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 & 4/29/05)**
9. **05BAR-00000-00118** **Smith New Residence** **Santa Maria**  
05LUP-00000-00523 (Lilly Okamura , Planner) Ridgeline: N/A  
Request of Linden Shimizu, agent for the owner, Russell Smith, to consider Case No. 05BAR-00000-00118 for **conceptual review of a new residence of approximately 2,400 square feet**. The following structures currently exist on the parcel: a residence of approximately 960 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OTR-14/LC and shown as Assessor's Parcel Number 105-092-006, located at **125 S. First Street** in the Santa Maria area, Fourth Supervisorial District.

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

10. **04BAR-00000-00094**  
**Knollwood Meadows Addition of 32 Apartments to 96 Unit Complex** **Orcutt**  
04LLA-00000-00006 (Gary Kaiser, Planner) Ridgeline: N/A  
Request of Carl Schneider, architect for the owner, Knollwood Properties L.P., to consider Case No. 04BAR-00000-00094 for **final 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 & 4/29/05)**

11. 05BAR-00000-00137 Ranch La Vina Corporation Lompoc  
 (No Planner Assigned) Ridgeline: Rural

Request of R. Deming Isaacson, architect for the owner, Rancho La Vina Corporation, to consider Case No. 05BAR-00000-00137 for **conceptual review of a new winery of approximately 20,000 square feet**. The following structures currently exist on the parcel: a main residence of approximately, 4,036 square feet, guest house of approximately 2,500 square feet, three employee guest house of approximately 1,416 square feet, 1,056 square feet and 900 square feet, employee garage of approximately 800 square feet, office of approximately 600 square feet, walnut dehydrator of approximately 3,200 square feet, north equipment shed/shop of approximately 1,840 square feet, east equipment shed of approximately 1,426 square feet, south equipment shed of approximately 1,760 square feet, granary of approximately 450 square feet, horse barn of approximately 1,024 square feet and northeast flat barn of approximately 2,250 square feet . The proposed project will not require grading. The property is a 768.56 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Numbers 083-140-017 and 083-140-018, located at **4455 Santa Rosa Road** in the Lompoc area, Third & Fourth Supervisorial District.

12. 03BAR-00000-00353 Price Ranch New Residences Los Alamos  
 03LUP-00000-00661 (Gary Kaiser, 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 **final 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 & 4/29/05)**

13. 05BAR-00000-00120 Flagg New Commercial Facade Orcutt  
 Ridgeline: N/A

Request of Don and KayLynn Flagg, owners, to consider Case No. 05BAR-00000-00120 for **conceptual review of a new commercial facade**. The following structures currently exist on the parcel: a commercial building. The proposed project will not require grading. The property is a 2,400 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-023-011, located at **127 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

**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

14. 04BAR-00000-00264 Nord Detached Garage and Accessory Structure Santa Barbara  
 04LUP-00000-00856 (Peter Lawson, Planner) Ridgeline: Rural

Request of Dave and Jennifer Nord Gibson, owners, to consider Case No. 04BAR-00000-00264 for **final 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 & 4/29/05)

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

15. **04BAR-00000-00296** **Stephen New Residence** **Goleta**  
04LUP-00000-01194 (Peter Lawson, Planner) Ridgeline: Rural  
Request of Greg Ravatt, architect for the owner, Phillip Stephen to consider Case No. 04BAR-00000-00296 for **in-progress conceptual review of a new residence of approximately 4,500 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 750 cubic yards of cut and approximately 750 cubic yards of fill. The property is a 9.7 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-027, located at **1534 Twin Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 10/29/04 & 3/11/05)

### Toro Canyon/Summerland/Carpinteria Areas

16. **01BAR-00001-00254** **Montecito Ranch Estates Landscaping** **Summerland**  
021MPC-00000-00002 (Alice Daly, Planner) Ridgeline: Urban  
Request of Alissa Greenwalt, agent for the owner, Patrick M. Nesbitt, to consider Case No. 01BAR-00001-00254 for **conceptual review/preliminary/final approval for revisions of landscaping along Via Real within County right of way**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 46.44 acre parcel zoned RR-5 and shown as Assessor's Parcel Numbers 005-210-061 & 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District. (Continued from 11/30/01, 1/18/02, 2/15/03, 11/19/04)
17. **03BAR-00000-00010** **Rasmussen New Residence** **Summerland**  
03CDP-00000-00005 (Dick Kentro, Planner) Ridgeline: Urban  
Request of Carl Schneider, architect for the owners, Jon and Gayle Rasmussen, to consider Case No. 03BAR-00000-00010 for **preliminary approval of a new residence of approximately 2,208 square feet with a 42 foot driveway bridge from the road to the parking level on the roof**. No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 5,975 square foot parcel zoned R-2 and shown as Assessor's Parcel Number 005-152-033, located at **2435 Golden Gate Avenue** in the Summerland area, First Supervisorial District. (Continued from 3/7/03, 4/25/03 & 5/23/03 & 6/6/03 & 8/22/03 & 12/05/03 & 6/25/04 & 1/14/05)
18. **05BAR-00000-00016** **Glazer New Residence** **Toro Canyon**  
04CNS-00000-00126 (Dan Nemechek, Planner) Ridgeline: Rural  
Request of Cearnal Andrulaitis Architects, architect for the owners, Martha and Jay Glazer, to consider Case No. 05BAR-00000-00016 for **preliminary approval of a new residence of approximately 7,324 square feet with an attached garage of approximately 640 square feet, a detached garage of approximately 621 square feet with an attached office structure of approximately 324 square feet, a cabana of approximately 400 square feet and a pool. A second residential unit of approximately 1,000 square feet is included in the plans but is not subject to BAR review**. No structures currently exist on the parcel. The proposed project will require approximately 1,741 cubic yards of cut and approximately 3,699 cubic yards of fill. The property is a 7.60 acre parcel zoned 5-E-1 and

shown as Assessor's Parcel Number 005-040-026, located at **2955 East Valley Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 3/11/05)**

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

19. **05BAR-00000-00113** **Wernet Residence Addition and New Garage** **Toro Canyon**  
05LUP-00000-00497 (Lisa Hosale, Planner) Ridgeline: N/A  
Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Wernet, to consider Case No. 05BAR-00000-00113 for **conceptual review of an existing garage conversion to habitable space of approximately 430 square feet and new detached garage of approximately 528 square feet with a new trellis atop new garage.** The following structures currently exist on the parcel: a residence of approximately 2,927 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-005, located at **3035 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.
20. **05BAR-00000-00117** **Severy New Residence** **Toro Canyon**  
05LUP-00000-00493 (Adrienne Domas, Planner) Ridgeline: N/A  
Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00117 for **conceptual review of a new residence of approximately 3,268 square feet and garage of approximately 968 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 1.65 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-067, located at **2882 East Valley Road** in the Toro Canyon area, First Supervisorial District.
21. **05BAR-00000-00119** **Freeman Residence Addition** **Toro Canyon**  
05CDP-00000-00034 (Lisa Martin, Planner) Ridgeline: N/A  
Request of David Heidelberger, architect for the owners, Michael and Jessica Freeman, to consider Case No. 05BAR-00000-00119 for **conceptual review of a residence addition of approximately 1,738 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,643 square feet. The proposed project will not require grading. The property is a .55 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-001, located at **3139 Serena Avenue** in the Toro Canyon area, First Supervisorial District.
22. **05BAR-00000-00123** **Frampton Residence Addition and Remodel** **Toro Canyon**  
Ridgeline: N/A  
Request of Robert Senn, architect for the owner, Kevin Frampton to consider Case No. 05BAR-00000-00123 for **conceptual review of a residential addition of approximately 210 square feet, conversion of an existing covered entry porch of approximately 270 square feet to interior space and an existing workshop of approximately 780 square feet to be converted to habitable space.** The following structures currently exist on the parcel: a residence of approximately 5,484 square feet, a garage/workshop of approximately 2,340 square feet and guest house of approximately 1,836 square feet. The proposed project will require no grading. The property is a 10.53 acre parcel zoned 10-E-1

and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District.