



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of June 24, 2005

9:00 A.M.

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Robin Donaldson - Chair  
Kathryn Dole - 1st-Vice Chair  
James King - 2nd-Vice Chair  
Bethany Clough  
Pamela Ferguson-Ettinger  
Valerie Froscher  
Greg Ravatt  
Chris Robert  
Kris Miller-Fisher  
Anita Hodosy - BAR Secretary  
Adam Baughman - Planner III

St. Mark's in the Valley Episcopal Church  
2905 Nojoqui Street  
Los Olivos, California 93441  
(805) 688-4454

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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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**ATTENTION APPLICANTS AND ALL INTERESTED PARTIES**  
**THIS BAR MEETING IS BEING HELD AT**  
**ST. MARK'S IN THE VALLEY EPISCOPAL CHURCH**  
**in the Parlor Facility of the Office Wing**  
**ST. MARK'S IS LOCATED IN LOS OLIVOS,**  
**BEHIND MATTIE'S TAVERN \* \***

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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 June 10, 2005 will be considered.
- IV. **STANDARD AGENDA:**

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

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

1. **05BAR-00000-00081** **Sedlin Residence Remodel** **El Capitan Ranch**  
05LUP-00000-00353 (Allen Bell, Planner) Ridgeline: Rural  
Request of Clay Aurell, agent for the owner, Adrian Sedlin, to consider Case No. 05BAR-00000-00081 for **further conceptual review/preliminary approval 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 12cubic 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. **(Continued from 4/15/05 & 5/27/05)**

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

2. **01BAR-00000-00247** **Providence Landing** **Lompoc**  
01DVP-00000-00016 (Steve Rodriguez, Planner) Ridgeline: N/A  
Request of Jordan, Gilbert & Bain, architect for the owner, Capital Pacific Homes, to consider Case No. 01BAR-00000-00247 for **preliminary/final approval of Phase 3, 4 and 5 open space area landscaping. Request is to review pocket parks, retention basins, restoration areas and other miscellaneous open space areas.** No structures currently exist on the parcel. The proposed project will require approximately 520,000 cubic yards of cut and approximately 554,000 cubic yards of fill. The property is a 140 acre parcel that is primarily zoned 7-R-1 and shown as Assessor's Parcel Number 097-371-021, located **south of Vandenberg Village** in the Lompoc area, Third Supervisorial District. **(Continued from 12/14/01, 04/26/02, 1/17/03, 6/27/03, 7/11/03, 8/22/03 10/03/03, 10/17/03, 10/31/03, 11/14/03, 1/09/04, 1/30/04 & 2/13/04 & 2/11/05 & 3/18/05)**
3. **05BAR-00000-00143** **Providence Landing Public Park** **Lompoc**  
01DVP-00000-00016 (Steve Rodriguez, Planner) Ridgeline: N/A  
Request of Jordan, Gilbert & Bain, architect for the owner, Capital Pacific Homes, to consider Case No. 05BAR-00000-00143 for **preliminary/final approval of the site plan, architecture and landscaping for the Providence Landing public park and private Home Owner's Association recreation area (previously heard as 01BAR-00000-00247).** Items to be reviewed include: a one story recreation center of approximately 2,500 square feet, pool cabana of approximately 290 square feet and a two-story park building that consists of a concession stand of approximately 1,080 square feet and second story office of approximately 200 square feet. The Providence Landing public park is approximately 11.5 acres in size and the Home

**Owner's recreation area is one acre in size.** The proposed recreation facility project sites are zoned "Recreation." No structures currently exist on the parcel. The Providence Landing project will require approximately 520,000 cubic yards of cut and approximately 554,000 cubic yards of fill. The Providence Landing site is a 140 acre parcel that is primarily zoned 7-R-1 and shown as Assessor's Parcel Number 097-371-021, located at **south of Vandenberg Village** in the Lompoc area, Third Supervisorial District. **(Continued from 12/14/01, 04/26/02, 1/17/03, 6/27/03, 7/11/03, 8/22/03 10/03/03, 10/17/03, 10/31/03, 11/14/03, 1/09/04, 1/30/04 & 2/13/04 & 2/11/05 & 3/18/05)**

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

4. **05BAR-00000-00158** **American General Media** **Lompoc**  
02NEW-00000-00097 (Tom Figg, Planner) Ridgeline: Urban  
Request of Bell and Associates, agent for the applicants, American General Media Corporation, to consider Case No. 05BAR-00000-00158 for **conceptual review of an expansion of a 120 foot tall lattice tower to a 160 foot tall installation of a equipment shelter of approximately 322 square feet.** The parcel zoned AG-II and shown as Assessor's Parcel Number 099-010-051, located at **4885 Harris Grade Road** in the Lompoc area, Fifth Supervisorial District.
5. **03BAR-00000-00354** **Small New Residence** **Santa Ynez**  
03LUP-00000-01229 (Lilly Okamura, Planner) Ridgeline: Rural  
Request of Kelly Bakke, architect for the owner, Thomas Small, to consider Case No. 03BAR-00000-00354 for **revised conceptual review of new residence of approximately 3,048.5 square feet and a detached garage of approximately 840 square feet. (Previously given final approval for a 799 square feet new residence 3/26/04.)** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and no fill. The property is a 19.88 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-300-002, located at **4199 Tims Road** in the Santa Ynez area, Third Supervisorial District. **(Continued from 1/09/04, 3/12/04 & 3/26/04)**
6. **05BAR-00000-00125** **Sweet Residence Addition** **Santa Maria**  
05LUP-00000-00553 (No Planner Assigned) Ridgeline: N/A  
Request of Thomas King, agent for the owners, Mr. and Mrs. Sweet, to consider Case No. 05BAR-00000-00125 for **conceptual review of residence addition of approximately 692 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,740 square feet and detached garage of approximately 462 square feet. The proposed project will not require grading. The property is a 6,077 square foot parcel zoned SLP and shown as Assessor's Parcel Number 105-320-014, located at **5687 Shilo Court** in the Santa Maria area, Fourth Supervisorial District.
7. **05BAR-00000-00129** **Ellis New Mixed Use Building** **Orcutt**  
(No Planner Assigned) Ridgeline: N/A  
Request of Glenn Ellis, owner, to consider Case No. 05BAR-00000-00129 for **conceptual review of a new mixed use building with a commercial lower level of approximately 4,743 of square feet with four upper level units. Unit A of approximately 1,010 square feet, Unit B and C of approximately 1,009 square feet and Unit D of approximately 1,031 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,000 square feet and garage of approximately 400 square feet. The proposed grading to be determined. The property is a 7,000 square foot parcel zoned OTR14/GC and shown as Assessor's Parcel Number 105-101-004, located at **330 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

**The Representatives and BAR Members of the following item should be in attendance at this BAR SITE VISIT by 1:15 P. M.**

8. **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 **a site visit 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. **(Continued from 4/15/05 & 5/27/05)**

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

9. **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 **further 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. **(Continued from 4/15/05 & 5/27/05)**
10. **05BAR-00000-00152** **Williams New Residence** **Lompoc**  
(No Planner Assigned) Ridgeline: Rural  
Request of Ken Pieper and Associates, agent for the owners, Gerald and Susan Williams, to consider Case No. 05BAR-00000-00152 for **conceptual review of a new residence of approximately 3,371 square feet.** The following structures currently exist on the parcel: a water tank. The proposed project will not require grading. The property is a 22.984 acre parcel zoned AG rural area and shown as Assessor's Parcel Number 099-330-013, located at **3300 Catalina Road** in the Lompoc area, Fourth Supervisorial District.
11. **05BAR-00000-00028** **Signorelli Modular Residence and New Barn** **Lompoc**  
05LUP-00000-00096 (Lilly Okamura, Planner) Ridgeline: Rural  
Request of Larry and Marcela Signorelli, owners, to consider Case No. 05BAR-00000-00028 for **preliminary/final approval of a modular residence of approximately 2,628 square feet and new barn of approximately 1,920 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 578 cubic yards of cut and approximately 491 cubic yards of fill. The property is a 224.1 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-030-054, located at **2531 San Miguelito Canyon Road** in the Lompoc area, Third Supervisorial District. **(Continued from 3/11/05)**
12. **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 **further 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 & 4/15/05 & 5/27/05)**

13. **05BAR-00000-00068** **Gordon Guesthouse Remodel/Addition** **Santa Ynez**  
05LUP-00000-00473 (Jeanne Bozzano, Planner) Ridgeline: Rural  
Request of Moniot Design, agent for the owner, Mr. Lee K. Gordon, to consider Case No. 05BAR-00000-00068 for **preliminary/final approval of a new garage addition of approximately 310 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,800 square feet, cabana of approximately 144 square feet and storage structures of approximately 925 square feet, guest house of approximately 621 square feet and a pool. The proposed project will require approximately 23 cubic yards of cut and fill. The property is a 5.16 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-160-048, located at **5575 Baseline Avenue** in the Santa Ynez area, Third Supervisorial District. (Continued from 3/18/05 & 5/13/05)

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

14. **05BAR-00000-00147** **Telles Mixed Use Building** **Los Alamos**  
04CUP-00000-00018 (Florence Trotter-Cadena, Planner) Ridgeline: N/A  
Request of F. Evans Jones, architect for the owner, Tony Telles, to consider Case No. 05BAR-00000-00147 for **conceptual review of a mixed use building of approximately 3,134 square feet**. The following structures currently exist on the parcel: a residence of approximately 800 square feet (to be demolished.) The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 10,000 square foot parcel zoned C-3 and shown as Assessor's Parcel Number 101-153-009, located at **445 Leslie Street** in the Los Alamos area, Third Supervisorial District.
15. **05BAR-00000-00135** **Reade New Signs** **Orcutt**  
05SCC-00000-00011 (Lilly Okamura, Planner) Ridgeline: N/A  
Request of Stephen Sheppard, agent for the owner, Craig Reade, to consider Case No. 05BAR-00000-00135 for **conceptual review of six wall mount custom framed signs with approximate sizes varying between 6 square feet to 15.5 square feet**. The following structures currently exist on the parcel: a commercial building. The property is a 9,648 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-103-014, located at **400 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.
16. **05BAR-00000-00154** **Gallagher Residence Addition** **Santa Ynez**  
05LUP-00000-00701 (Jeanne Bozzano, Planner) Ridgeline: Rural  
Request of David Mark Lane, architect for the owners, Don and Janet Gallagher, to consider Case No. 05BAR-00000-00154 for **conceptual review of residence addition of approximately 631 square feet, new cabana of approximately 609 square feet and new pool**. The following structures currently exist on the parcel: a residence of approximately 4,292 square feet and attached garage of approximately 601 square feet. The proposed project will require approximately 37.4 cubic yards of cut and approximately 35 cubic yards of fill. The property is a 16.09 acre parcel zoned AG-120 and shown as Assessor's Parcel Number 135-320-010, located at **3310 Hillcrest Road** in the Santa Ynez area, Third Supervisorial District.

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

17. **04BAR-00000-00033** **Kennedy Guest House** **Hope Ranch**  
04LUP-00000-00082 (Amy Trester, Planner) Ridgeline: N/A  
Request of Ray Kennedy, owner, to consider Case No. 04BAR-00000-00033 for **preliminary/final approval a guest house of approximately 457.5 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet with an attached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 12 cubic yards of fill. The

property is a 1.5 acre zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-031-004, located at **4380 Via Esperanza**, Second Supervisorial District. **(Continued from 2/27/04)**

### **Toro Canyon/Summerland/Carpinteria Areas**

18. **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 **final 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 & 4/15/05)**
19. **Yonally Residence Addition, Guest House, Storage Building / Ag Structures** **Goleta**  
**04BAR-00000-00230**  
04RMM-00000-00001 (Julie Harris, Planner) Ridgeline: Rural  
Request of Mark Shields, architect for the owners, Matt and Karen Yonally, to consider Case No. 04BAR-00000-00230 for **further conceptual review of a residence addition of approximately 1,970 square feet, storage building of approximately 370 square feet, guest house of approximately 800 square feet and agricultural structure of approximately 1,000 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,880 square feet and garage of approximately 800 square feet. The proposed project will require approximately 240 cubic yards of cut and approximately 71 cubic yards of fill. The property is a 14.1 acre parcel zoned AG-II-100 and AG-II-40 and shown as Assessor's Parcel Numbers 079-110-053 and 079-110-054, located at **590 Ellwood Ridge Road** in the Goleta area, Third Supervisorial District. **(Continued from 9/24/04 & 12/17/04)**