



COUNTY OF SANTA BARBARA

REVISED BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of July 15, 2005

9:00 A.M.

Revisions: Consent Items have been added: C-2 04BAR-00000-00193 Hanley New Residence 1500 Jennilsa; C-3 03BAR-00000-00353 Price Ranch New Residences Price Ranch Road; C-4 Reade New Signs 400 E. Clark Avenue and C-5. 04BAR-00000-00342 Wilson/Goldmuntz Residence Addition and New Garage 4178 Cuesta Drive. 05BAR-00000-00088 Johnston Residence Addition 502 Toro Canyon Road received final approval 7/8/05 and was removed from the standard agenda; 03BAR-00000-00026 Frampton New Residence Formally Brown New Residence 3010 Vista Linda Lane has been added to the standard agenda. 05BAR-00000-00105 Perry Residence Addition and New Garage has been dropped from the agenda and will be heard 8/26/05 on the standard agenda.

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

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101
(805) 568-2000

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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.

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 July 8, 2005, 2004 will be considered.

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

- C-1. **03BAR-00000-00274 Gilman Walls, Gates & Posts Toro Canyon**
Previously approved case: 03LUP-00000-01064 (Amy Trester, Planner) Ridgeline: Rural
Request of Victor Schumacher, architect for the owner, Richard Gilman, to consider Case No. 03BAR-00000-0027 for **revised final on consent review for new 6' wing walls, a 6' gate and 8' posts.** The following structures are currently under construction on the parcel: a permitted residence of approximately 2,723 square feet and garage/storage structure of approximately 1,143 square feet. The proposed project will not require grading. The property is a 9.93 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 155-240-016, located at **891 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
- C-2. **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 on consent 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 & 6/10/05 & 7/08/05)**
- C-3. **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 on consent 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, 6/10/05 & 7/08/05)**
- C-4. **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 **final approval on consent for additional monument sign. Previously approved on 7/5/05 was 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. **(Continued from 6/24/05 7/08/05)**
- C-5. **04BAR-00000-00342 Wilson/Goldmuntz Residence Addition and New Garage Hope Ranch**
05LUP-00000-00001 (Holly Bradbury, Planner) Ridgeline: Urban
Request of Susette Naylor, architect for the owners, David Goldmuntz and Leesa Wilson-Goldmuntz, to consider Case No. 04BAR-00000-00342 for **final approval on consent of a residence addition of approximately 4,288 square feet, remodel of approximately 1,729 square feet and demolition of approximately 1,711 square feet. The total proposed new residence is approximately 5,848 square feet with a terrace addition to an existing terrace of approximately 520 square feet and second level new deck of approximately 304 square feet, existing garage/guesthouse to be converted to**

guesthouse/wine cellar of approximately 724 square feet, a new garage of approximately 649 square feet and new pool and associated spa. The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, guest/garage of approximately 724 square feet, deck of approximately 466 square feet and stable/storage building of approximately 1,350 square feet. The proposed project will require approximately 861 cubic yards of cut and approximately 301 cubic yards of fill. The property is a 2.9 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-141-013, located at **4178 Cuesta Drive** in the Hope Ranch area, Second Supervisorial District. **(Continued from 2/11/05 & 3/18/05 & 7/08/05)**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

Ron Cortez, Topic: Regional Board of Architectural Review
(Time Certain 9:30, approximately 1 hour)

VII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this BAR Meeting by 10:30 A. M.

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

1. 05BAR-00000-00120 Flagg New Commercial Facade Orcutt
05LUP-00000-00536 (Kim Probert, Planner) Ridgeline: N/A
Request of Don and KayLynn Flagg, owners, to consider Case No. 05BAR-00000-00120 for **preliminary/final approval 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. **(Continued from 6/10/05)**

Mission Canyon/Santa Barbara/Hope Ranch Areas

2. 05BAR-00000-00103 Pearson Residence Additions Santa Barbara
04MOD-00000-00012 (Mark Walter, Planner) Ridgeline: N/A
Request of Dawn Sherry, architect for the owners, Rod and Marlene Pearson, to consider Case No. 05BAR-00000-00103 for **preliminary approval of a modification to the side yard setback to accommodate the construction of an approximately 400 square foot attached two car garage. The new side yard setback depth would be approximately 3'7" from the east property line. Also proposed is a 600 square foot two-story addition and attached 118 square foot deck at the rear of the existing residence, a 312 square foot deck above the new garage and a 50 square foot addition to an existing bathroom..** The following structures currently exist on the parcel: a residence of approximately 2,841 square feet. The proposed project will require no cubic yards of cut and approximately 30 cubic yards of fill. The property is a 8,841 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-072-047, located at **3813 Center Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 5/13/05)**
3. 04BAR-00000-00267 Merrick Residence Addition and New Garage Mission Canyon
04MOD-00000-00011 (Alice Daly, Planner) Ridgeline: N/A
Request of AM Design and Drafting, agent for the owners, James and Heather Merrick, to consider Case No. 04BAR-00000-00267 for **preliminary approval of a modification to allow new attached garage of approximately 407 square feet and a new laundry room addition of approximately 56 square feet.** The following structures currently exist

on the parcel: a residence of approximately 1,502 square feet and 117 square foot carport. The proposed project will not require grading. The property is a 4,236 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-212-033, located at **2972 La Combadura Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/19/04)

The Representatives of the following items should be in attendance at this BAR Meeting by 11:30 A. M.

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| 4. | 05BAR-00000-00155 | Rodgers Residence Addition | Mission Canyon |
| | 05LUP-00000-00703 (Holly Bradbury, Planner) | | Ridgeline: N/A |

Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **conceptual review of a residence addition of approximately 759 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and garage of approximately 390 square feet. The proposed project will not require grading. The property is a 6,230 square foot parcel zoned 6-R-1 and shown as Assessor's Parcel Number 023-161-013, located at **2956 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District.

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| 5. | 05BAR-00000-00112 | Vilkin/Wright Residence Remodel and Addition | Mission Canyon |
| | 05LUP-00000-00112 (Alan Hanson, Planner) | | Ridgeline: N/A |

Request of Vadim M. Hsu, architect for the owners, Michael Vilkin and Stephen Wright, to consider Case No. 05BAR-00000-000112 for **conceptual review of a residential addition/remodel involving construction of a first floor addition of approximately 426 square feet and second floor addition of approximately 1,164 square feet to an existing residence of approximately 2,242 square feet. A new veranda, fish pond, patio improvements are also proposed. The project will involve the widening of the existing driveway and a portion of Holly Road to 20 feet in width and construction of an associated retaining wall ranging from two to seven feet above grade of the existing pavement. Grading for all improvements to the existing residence would not exceed 50 cubic yards of cut and fill. Grading volumes for driveway widening and construction of the proposed retaining wall have not yet been calculated by the applicant.** The property is a 59,988 square foot parcel zoned RR-5-D and shown as Assessor's Parcel Number 023-320-012, located at **2921 Holly Road** in the Mission Canyon area, Second Supervisorial District.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

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| 6. | 03BAR-00000-00272 | Barels New Garage/Barn | Gaviota |
| | 03LUP-00000-01031 (Adrienne Domas, Planner) | | Ridgeline: Rural |

Request of Howard Wittausch, architect for the owner, Larry Barels, to consider Case No. 03BAR-00000-00272 for **final approval review of a new garage/barn of approximately 5,084 square feet**. The following structure currently exists on the parcel: a residence of approximately 2,408 square feet. The proposed project will require approximately 160 cubic yards of cut and approximately 160 cubic yards of fill. The property is a 3.8 acre parcel zoned U and shown as Assessor's Parcel Number 079-140-011, located at **9000 El Camino Real** in the Gaviota area, Third Supervisorial District. (Continued from 10/17/03 & 2/13/04 & 5/13/05)

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

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| 7. | 05BAR-00000-00102 | Foster Residential Additions and Remodel | Hope Ranch |
| | 05LUP-00000-00410 (Holly Bradbury, Planner) | | Ridgeline: Urban |

Request of Robert Senn, architect for the owners, Hank and Ann Foster, to consider Case No. 05BAR-00000-00102 for **preliminary/final approval of an addition to the first floor of main residence of approximately 198 square feet and a second floor addition of**

approximately 568 square feet for total main residence addition of approximately 767 square feet; and additionally a first floor remodel of approximately 927 square feet and a second floor remodel of approximately 384 square feet. The project also includes a new detached garage and cabana of approximately 2,167 square feet and new guesthouse and gym of approximately 1,736 square feet. The following structures currently exist on the parcel: a residence of approximately 2,452 square feet, detached garage of approximately 380 square feet and detached storage building of approximately 322 square feet. The proposed project will require approximately 2,000 cubic yards of cut and fill. The property is a 2.58 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-003, located at **501 Via Sinuosa** in the Hope Ranch area, Second Supervisorial District. **(Continued from 5/13/05)**

Toro Canyon/Summerland/Carpinteria Areas

8. **05BAR-00000-00160** **Souza Residence Addition** **Toro Canyon**
 (No Planner Assigned) Ridgeline: Urban
 Request of Tom Ochsner, architect for the owners, John and Gretchen Souza, to consider Case No. 05BAR-00000-00160 for **conceptual review of a residence addition of approximately 1,072 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District.
9. **05BAR-00000-00185 (Previously 04BAR-00000-00311 McMenamin)**
Sutherland Residence Addition and Remodel **Toro Canyon**
 05CDP-00000-00074 **(Previously 04CDP-00000-00140)** (Holly Bradbury, Planner)
Ridgeline: Rural
 Request of Susan Sherwin, agent for the owner, Toni Sutherland, to consider Case No. 04BAR-00000-00311 for **revised further conceptual/preliminary of a residence addition of approximately 3,891 square feet and garage/storage of approximately 1,230 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 no cubic cut and approximately 187 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 & 4/15/05)

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

10. **05BAR-00000-00122** **Wilson Residence Modification** **Toro Canyon**
 05MOD-00000-00003 (Alex Tuttle, Planner) Ridgeline: N/A
 Request of Peter Becker, architect for the owners, Frank M. and Debbie Wilson, to consider Case No. 05BAR-00000-00122 for **preliminary approval of a modification to allow a detached two car garage of approximately 515 square feet, encroaching up to 6 feet 3 inches into the side yard setback.** The following structures currently exist on the parcel: a residence of approximately 3,017 square feet, guest house of approximately 666 square feet and workshop of approximately 432 square feet. The proposed project will require approximately 1 cubic yard of grading. The property is a 1.45 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-060, located at **2929 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 5/27/05)**
11. **05BAR-00000-00151** **Henderson Residence Addition** **Summerland**
 05MOD-00000-00005 (Robert Dostalek, Planner) Ridgeline: Urban

Request of Victor Schumacher, architect for the owner, John Henderson, to consider Case No. 05BAR-00000-00151 for **conceptual review of a residence addition of approximately 270 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,557 square feet and garage of approximately 564 square feet. The proposed project will not require grading. The property is a 5,988 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-153-009, located at **144 Valencia Road** in the Summerland area, First Supervisorial District.

12. **04BAR-00000-00260** **Bekins New Residence and Cabana** **Toro Canyon**
04LUP-00000-01027 (Adrienne Domas, Planner) Ridgeline: N/A/Urban/Rural
Request of Barton Myers Associates, Inc., architect for the owners, Michael and Hiroko Bekins, to consider Case No. 04BAR-00000-00260 for **revised conceptual review/preliminary approval of new residence of approximately 4,621 square feet and cabana of approximately 610 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,197 square feet and garage of approximately 661 square feet. The proposed project will require approximately 1,000 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 10.38 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-130-026, located at **705 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 11/05/04)**
13. **05BAR-00000-00119** **Freeman Residence Addition** **Toro Canyon**
05CDP-00000-00034 (Lisa Martin, Planner) Ridgeline: N/A
Request of David Heidelberg, architect for the owners, Michael and Jessica Freeman, to consider Case No. 05BAR-00000-00119 for **preliminary/final approval 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. **(Continued from 6/10/05)**

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

14. **03BAR-00000-00026** **Frampton (formerly Brown) New Residence Toro Canyon**
05LUP-00000-00807 (Dan Nemechek, Planner) Ridgeline: Rural
Request of Cearnal Andrulaitis Architects, architect for the owner, Kevin Frampton, to consider Case No. 03BAR-00000-00026 for **revised preliminary approval of a new residence of approximately 10,155 square feet, cabana of approximately 392 square feet with an adjacent trellis of approximately 625 square feet, an accessory structure of approximately 200 square feet, pool, tennis court, and landscaping**. The following structure currently exists on the parcel: A garage of approximately 2,043 square feet. The proposed project will require approximately 1,682 cubic yards of cut and approximately 985 cubic yards of fill. The property is a 12.81 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-018, located at **3010 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 4/11/03, 7/09/04, 8/13/04)**
15. **01BAR-00001-00254** **Montecito Ranch Estates Landscaping** **Summerland**
02IMPC-00000-00002 (Steve Goggia and Alice Daly, Planners) Ridgeline: Urban
Request of Alissa Greenwalt, agent for the owner, Patrick M. Nesbitt, to consider Case No. 01BAR-00001-00254 for **further conceptual review/preliminary/final approval for revisions of landscaping on subject parcel and 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 005-210-036, 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 & 6/10/05)**

16. **04BAR-00000-00001** **Hourigan Subdivision** **Goleta**
02TRM-00000-00005 (Peter Imhof, Planner) Ridgeline: N/A

Request of Laura Bridley, agent for the owner, Terri Hourigan, to consider Case No. 04BAR-00000-00001 for **further conceptual review of a residential subdivision and development of five new, two story single-family residences, ranging between 3,008 and 3,172 square feet, two duplex units (each 2,160 square feet) and an open space lot. Lots 1 and 2 are approximately 3,720 square feet each, Lots 3, 4 and 5 are approximately 3,240 square feet each and lots 6 and 7 are approximately 1,200 square feet each.** The following structures currently exist on the parcel: Lot 8 an existing residence and garage of approximately 3,337 square feet with three accessory buildings, Lot 9 a residence and garage of approximately 3,132 square feet and Lot 6 a modular home and garage to be removed. The proposed project will require approximately 2,500 cubic yards of cut and fill on overall parcels. The property is a 5.8 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 069-060-040, located at **1118 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. **(Continued from 1/16/04, 10/03/03, 3/12/04)**