



# COUNTY OF SANTA BARBARA

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## REVISED BOARD OF ARCHITECTURAL REVIEW AGENDA SCHEDULED SITE VISIT.

Meeting of July 29, 2005

9:00 A.M.

Revision: 01BAR-00001-00254 Montecito Ranch Estates Landscaping and New Gates at 2700 Via Real was removed and rescheduled to the August 12, 2005 BAR Consent Agenda.

***Site Visit: Scheduled for 12:00 hour during the BAR lunch break, # 8 Discussion Item Santa Ynez Airport.***

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Bethany Clough - Chair  
Robin Donaldson - Co-Vice Chair  
James King - Co-Vice Chair  
Kathryn Dole  
Pamela Ferguson-Ettinger  
Chris Roberts  
Valerie Frosher  
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 July 8 and July 15, 2005 will be considered.
- IV. CONSENT AGENDA:**
- 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-00000-00067** 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 26,038 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 & 6/10/05)**

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

2. **05BAR-00000-00065** Oak Hills 21 Unit Subdivision **Lompoc**  
02NEW-00000-00223, TM 14,392 (Adam Baughman, Planner) Ridgeline: Urban  
Request of Gordon Bell, agent for the applicants, Oak Hill Associates, to consider Case No. 05BAR-00000-00065 (Formally known as 98-BAR-363) for **further conceptual review of a 2,200 to 2,600 square foot 21 unit residential development**. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16.87 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 097-371-010, located on Oak Hill Drive in the Vandenberg Village area, Third Supervisorial District. **(Continued from 11/06/98, 12/04/98, 1/08/99 & 4/8/05 & 5/27/05)**

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

3. **05BAR-00000-00173** Gloria Dei Lutheran Church Addition **Orcutt**  
(No planner assigned) Ridgeline: N/A  
Request of Aimee Cunningham, agent for the owner, Gloria Dei Lutheran Church, to consider Case No. 05BAR-00000-00173 for **conceptual review of a worship area addition of approximately 5,000 to 6,000 square feet**. The following structures currently exist on the parcel: a church of approximately 2,500 to 3,000 square feet. The proposed project will not require grading. The property is a 3.0 acre parcel zoned DR-6.0 and shown as Assessor's Parcel Number 107-250-015, located at **4380 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

4. 05BAR-00000-00093      McLean Commercial Façade Renovation and Addition      Orcutt  
05LUP-00000-00722 (Lilly Okamura, Planner)      Ridgeline: N/A  
Request of Vivek Harris, agent for the owner, Don McLean, to consider Case No. 05BAR-00000-00093 for **preliminary/final approval 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. **(Continued from 4/29/05)**
  
5. 04BAR-00000-00016      Teixeira New Winery and Wine Tasting Center      Sisquoc  
04DVP-00000-00004 (Gary Kaiser, Planner)      Ridgeline: N/A  
Request of Tom B. Martinez, architect for the owners, Marvin and Paulette Teixeira, to consider Case No. 04BAR-00000-00016 for **final approval of a new winery of approximately 3,489 square feet and wine tasting and visitor center of approximately 2,692 square feet.** The following structures currently exist on the parcel: a barn of approximately 3,489 square feet, agricultural barn of approximately 1,865 square feet, agricultural barn of approximately 2,205 square feet, pole barn of approximately 7,050 square feet, residence of approximately 2,023 square feet and garage of approximately 364 square feet. The proposed project will require approximately no cubic yards of cut and approximately 10 cubic yards of fill. The property is a 529 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-010, located at **9660 Foxen Canyon Road** in the Sisquoc area, Fifth Supervisorial District. **(Continued from 2/13/04, 5/14/04, 7/09/04, 10/15/04 & 12/17/04)**
  
6. 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 **preliminary/final approval 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. **(Continued from 6/24/05)**
  
7. 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 **preliminary/final approval 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. **(Continued from 6/10/05)**

**The Representatives of the following items should be in attendance at this BAR Meeting by 12:15 P. M.**

8. Site Visit Santa Ynez Airport Santa Ynez  
03CUP-00000-00042 (Gary Kaiser, Planner) Ridgeline: Urban  
Request of Joan Jamieson, architect for the owner, Santa Ynez Valley Airport Authority, to consider as a discussion item to **construct security fencing around the airport perimeter, to construct 49 new hangers and to relocate heliport. The new hangers would take the place of 42 existing tie-down spaces, make the net increase in airport capacity 7 spaces, or 3% of the existing capacity.** The following structures currently exist on the parcel: County Fire Station and U.S. Forrest Station, and public airport facilities. Proposed grading to be determined. The property is a 137 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-440-002, located at **900 Airport Road** in the Santa Ynez area, Third Supervisorial District.

**The Representatives of the following items should be in attendance at this BAR Meeting by 1:30 P. M.**

9. 05BAR-00000-00182 Palmer Trustee Residence Addition Santa Ynez  
(No planner assigned) Ridgeline: Rural  
Request of Bob Easton, architect for the owner, Jeff R. Palmer Trustee, to consider Case No. 05BAR-00000-00182 for **conceptual review of a residence addition of approximately 2,165 square feet and remodel of approximately 1,692 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,899 square feet, open cabana of approximately 350 square feet, barn of approximately 2,900 square feet, storage building of approximately 1,600 square feet and well house of approximately 96 square feet. The proposed project will not require grading. The property is a 19.19 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 135-320-071, located at **3275 Montecielo Road** in the Santa Ynez area, Third Supervisorial District.
10. 05BAR-00000-00199 Huddleston New Residence Los Alamos  
05LUP-00000-00326 (Lorie Baker, Planner) Ridgeline: Rural  
Request of Kenneth Huddleston, owner, to consider Case No. 05BAR-00000-00199 for **conceptual review of a new residence of approximately 4,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 7,500 cubic yards of cut and approximately 7,600 cubic yards of fill (12% shrinkage), including 80 cubic yards of imported material. The property is a 20 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 101-070-027, located at **off of Cat Canyon Road** in the Los Alamos area, Fifth Supervisorial District.
11. 05BAR-00000-00196 Johnson New Residence Solvang  
(No Planner Assigned) Ridgeline: N/A  
Request of James May Macari, architect for the owner, Chris Johnson, to consider Case No. 05BAR-00000-00196 for **further conceptual of a new residence of approximately 4,817 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and fill. The property is a 7.2 acre parcel zoned A-I-5-D and shown as Assessor's Parcel Number 137-620-007, located at **920 Ladan** in the Solvang area, Third Supervisorial District.

12. **05BAR-00000-00192** **Trubitz Residence Addition** **Santa Ynez**  
05LUP-00000-00854 (Jeanne Bozzano, Planner) Ridgeline: Rural  
Request of Tom Ochsner, architect for the owners, Marc and Suzi Trubitz, to consider Case No. 05BAR-00000-00192 for **conceptual review of a residence addition of approximately 1,277 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,756 square feet and three car garage of approximately 859 square feet. The proposed project will not require grading beyond overex/recompaction and scarification. The property is a 20.61 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-280-050/051, located at **3251 Short Road** in the Santa Ynez area, Third Supervisorial District.

**The Representatives of the following items should be in attendance at this BAR Meeting by 2:30 P. M.**

13. **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 **final 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 12 cubic yards of fill within the existing footprint. The property is a 10.25 acre parcel zoned U under Ordinance No. 661 and shown as Assessor's Parcel Number 081-260-015, located at **10697 Calle Quebrada** in the El Capitan Ranch area, Third Supervisorial District. **(Continued from 4/15/05 & 5/27/05 & 6/24/05)**
14. **05BAR-00000-00097** **Rutten Residence Addition** **Santa Barbara**  
05LUP-00000-00693 (Lisa Martin, Planner) Ridgeline: N/A  
Request of Nick Vergara, architect for the owners, Maya and Raul Rutten, to consider Case No. 05BAR-00000-00097 for **preliminary/final approval of residence addition of approximately 730 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,600 square feet. The proposed project will require approximately 16 cubic yards of cut and no fill. The property is a 9,082 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-061-010, located at **3938 Harrold Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 5/13/05)**
15. **05BAR-00000-00186** **Grigor Signage** **Santa Barbara**  
05SCC-00000-00015 (Amy Trester, Planner) Ridgeline: N/A  
Request of Franco Rizzo, agent for the owner, Arabyan Grigor, to consider Case No. 05BAR-00000-00186 for **conceptual review of a post sign and wall sign**. The following structures currently exist on the parcel: a mixed use building of approximately 3,995 square feet. The proposed project will not require grading. The property is a .19 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-005-083, located at **4422 Hollister Avenue, Suite 101** in the Santa Barbara area, Second Supervisorial District.
16. **05BAR-00000-00132** **Viniar Farm Employee Dwelling** **Toro Canyon**  
04CUP-00000-00040 (Peter Lawson, Planner) Ridgeline: N/A  
Request of Victor Lozzetti, agent for the owners, David and Sue Viniar, to consider Case No. 05BAR-00000-00132 for **further conceptual review/preliminary approval of project to convert an existing dwelling of approximately 2,150 square foot to a farm employee dwelling. The existing ranch style will be changed to a Spanish style**. The following structures currently exist on the parcel: a residence of approximately 2,150 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill or will not require grading. The property is a 29.06 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-100-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 7/8/05)**

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