



COUNTY OF SANTA BARBARA

REVISED BOARD OF ARCHITECTURAL REVIEW AGENDA AND SCHEDULED SITE VISIT Revised Meeting Date: September 9, 2005 9:30 A.M.

Revision: (Date revision September 2, 2005 was postponed to September 9, 2005 to accommodate Labor Day Weekend.)

Site Visit: Item #15 03BAR-00000-00270 Fink New Residence and Bridge @ 2773 Padaro Lane, Carpinteria. See Estimated Time Schedule below.

Robin Donaldson - Chair
Kathryn Dole - 1st-Vice Chair
James King - 2nd-Vice Chair
Bethany Clough
Pamela Ferguson-Ettinger
Valerie Froscher
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 August 19, 2005 will be considered.

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

- C-1. 05BAR-00000-00131 Gifford Residence Addition Toro Canyon**
05CDP-00000-00041 (Holly Bradbury, Planner) Ridgeline: N/A
Request of Paul R. Zinc, architect for the owner, Sandra Gifford, to consider Case No. 05BAR-00000-00131 for **final approval on consent of a residence addition of approximately 415 square feet and an addition of approximately 420 square feet to the existing garage.** The following structures currently exist on the parcel: a residence of approximately 2,400 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 35,082 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-30-023, located at **1708 La Mirada Drive** in the Toro Canyon area, First Supervisorial District. **(Continued from 7/8/05)**
- C-2. 03BAR-00000-00059 Hoberman Residence Addition Carpinteria**
03CDH-00000-00010 (Anne Almy, Planner) Ridgeline: N/A
Request of Valerie Froscher, architect for the owners, Tom and Ellen Hoberman, to consider Case No. 03BAR-00000-00059 for **revised final approval on consent of an addition of approximately 967 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,780 square feet and garage of approximately 635 square feet. The proposed project will not require grading. The property is a 10,816 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-422-011, located at **4587 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.
- C-3. 04BAR-00000-00122 Wordell As-built and New Additions Toro Canyon**
04LUP-00000-00829 (Morgan Jones, Planner) Ridgeline: Rural
Request of Steve and Maggie Wordell owners, to consider Case No. 04BAR-00000-000122 for **final approval on consent of an as-built first floor bathroom and bedroom addition of approximately 861 square feet, a proposed second floor addition of approximately 153 square feet, proposed first floor deck addition of approximately 85 square feet and second floor deck addition of approximately 900 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 155-090-043, located at **3099 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 6/25/04 & 2/25/05)**
- C-4. 05BAR-00000-00169 Anglin Dolores M. Ventura Trust Roof Top Equipment Isla Vista**
(No Planner Assigned) Ridgeline: N/A/
Request of Dawn Sherry, architect for the owner, Anglin Dolores M. Ventura Trust, to consider Case No. 05BAR-00000-00169 for **preliminary/final approval on consent of new roof top equipment to replace as-built roof top equipment. Equipment is required as a part of permit for new hood within existing structure and consists of new make-up air and exhaust unit.** The following structures currently exist on the parcel: a two story structure lower level of approximately 3,600 square feet and upper level of approximately 1,860 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-012, located at **6549 Pardall Road #C** in the Isla Vista area, Third Supervisorial District. **(Continued from 8/19/05)**
- 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.

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

1. **05BAR-00000-00219** **Hadley New Horse Barn** **Santa Ynez**
05LUP-00000-00975 (No Assigned Planner) Ridgeline: Rural

Request of California Homes Inc. agent for the owner, Rob Alexander, to consider Case No. 05BAR-00000-00219 for **conceptual review of a new horse barn of approximately 1,589 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,364 square feet and detached garage of approximately 1,488 square feet. The proposed project will require approximately 748 cubic yards of cut and approximately 837 cubic yards of fill. The property is a 5.01 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-300-046, located at **470 Meadowlark Road** in the Santa Ynez area, Third Supervisorial District.
2. **05BAR-00000-00196** **Johnson New Residence Solvang**
05LUP-00000-00866 (Florence Trotter-Cadena, Planner) Ridgeline: N/A

Request of James May Macari, architect for the owner, Chris Johnson, to consider Case No. 05BAR-00000-00196 for **further conceptual/preliminary/final approval 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. **(Continued from 7/29/05)**
3. **05BAR-00000-00222** **Campbell / El Bulito Partners New Residence & Barn Conversion** **Gaviota**
(No Assigned Planner) Ridgeline: Rural

Request of Ron Mehl, architect for the owner, Doug Campbell, to consider Case No. 05BAR-00000-00222 for **conceptual review of a new residence of approximately 1,644 square feet, detached garage of approximately 1,116 square feet and new guest quarters converted from barn with accessory uses totaling approximately 2,240 square feet**. The following structures currently exist on the parcel: a barn of approximately 2,204 square feet and shed of approximately 80 square feet. The proposed project will require approximately 407 cubic yards of cut and fill. The property is a 107 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-680-019, located at **68 Hollister Ranch Road** in the Gaviota area, Third Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **05BAR-00000-00201** **Rose/Cal Orchard As-Built Greenhouses and Shadehouses** **Santa Barbara**
05DVP-00000-00022 (Alex Tuttle, Planner) Ridgeline: N/A/Urban/Rural

Request of Raymond Appleton, agent for the owners, James and Lauris Rose, to consider Case No. 05BAR-00000-00201 for **conceptual review of as built greenhouse additions and as built shade houses of approximately 39,279 square feet**. The following structures currently exist on the parcel: office building of approximately 1,240 square feet, storage structure of approximately 425 square feet, greenhouse of approximately 10,800 square feet and two sheds approximately 96 square feet each. The proposed project will not require grading. The property is a 2.33 acre parcel zoned AG-I-10 and shown as Assessor's

Parcel Number 065-290-026, located at **1251 Orchid Drive** in the Goleta area, Second Supervisorial District.

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

5. **05BAR-00000-00186** **Grigor Signage** **Santa Barbara**
05SCC-00000-00016 (Amy Trester, Planner) Ridgeline: N/A
Request of Franco Rizzo, agent for the owner, Arabyan Grigor, to consider Case No. 05BAR-00000-00186 for **preliminary/final approval of a 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. **(Continued from 7/29/05)**
6. **05BAR-00000-00139** **Las Positas Shopping Center New Signage** **Santa Barbara**
05SCC-00000-00009 (Amy Trester, Planner) Ridgeline: N/A
Request of Ronald A. Wilkinson, agent for the owner, James Freeman Family Trust, to consider Case No. 05BAR-00000-00139 for **further conceptual review/preliminary approval of one double faced illuminated monument identification sign**. The following structures currently exist on the parcel: Chinese restaurant building (Empress Palace). The proposed project will not require grading. The property is a 0.66 acre/square foot parcel zoned CN and shown as Assessor's Parcel Number 049-080-016, located at **2251 Las Positas Road** the Santa Barbara area, Second Supervisorial District. **(Continued from 7/8/05 & 8/19/05)**
7. **05BAR-00000-00162** **Vogue/ San Marcos Self Storage Signage** **Santa Barbara**
05SCC-00000-00015 (Amy Trester, Planner) Ridgeline: N/A
Request of John Larson, M. Timm Development, agent for the owners, Vogue Sign Company, to consider Case No. 05BAR-00000-00162 for **further conceptual review/preliminary/final approval of three new signs of approximately 2'3 3/4" by 8'2 1/2", 2'9" by 10'7" and 4' by 5'4"**.The following structures currently exist on the parcel: a storage facility. The proposed project will not require grading. The property is a 2.06 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-110-026, located at **4093 State Street** in the Santa Barbara area, Second Supervisorial District. **(Continued from 8/12/05)**
8. **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 **further 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. **(Continued from 7/15/05)**

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

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

9. **03BAR-00000-00072** **Bantilan New Residence** **Goleta**
02LUP-00000-00930 (Mark Walter, Planner) Ridgeline: Urban

Request of Doug Keep, architect for the owner, Gene Bantilan, to consider Case No. 03BAR-00000-00072 for **preliminary approval of a new residence and attached garage of approximately 5,719 square feet, detached garage of approximately 576 square feet, second unit of approximately 998 square feet, workshop of approximately 1,544 square feet and pool cabana of approximately 100 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 of cut and approximately 3,000 cubic yards of fill. The property is a 3.11 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 067-130-020, located at **4761 Sierra Madre** in the Goleta area, Second Supervisorial District. **(Continued from 4/25/03)**

10. Discussion

Ballantyne New Residence, Guesthouse and Barn Gaviota

05LUP-00000-00611 (Allen Bell, Planner)

Ridgeline: N/A

Request of Santa Barbara Planning and Development for BAR to render its advice on a proposal by the owner, Lynn Ballantyne, for the **construction of a new residence of 9,300 square feet with a basement of 696 square feet, new guesthouse of 800 square feet with attached garage of 568 square feet and new barn of 1,200 square feet.** No structures currently exist on the parcel. The proposed project will require 6,000 cubic yards of cut and fill. The property is a 17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-090-036, located at **500 Farren Road** in the Gaviota area, Third Supervisorial District.

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

Toro Canyon/Summerland/Carpinteria Areas

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| 11. | 05BAR-00000-00208 | Taylor As-Built Enclosed Deck | Toro Canyon |
| | 05CDH-00000-00030 (Errin Briggs, Planner) | | Ridgeline: N/A |
| | Request of James Macari, agent for the owner, Rowena Taylor, to consider Case No. 05BAR-00000-00208 for conceptual review of an existing enclosed deck of approximately 357 square feet and approximately 12 feet in height. The following structures currently exist on the parcel: a residence of approximately 993 square feet and guest house of approximately 1,292 square feet. The proposed project will not require grading. The property is a 9,583 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-011, located at 3557 Padaro Lane in the Toro Canyon area, First Supervisorial District. | | |
| 12. | 05BAR-00000-00090 | Severy New Residence and New Gate House | Toro Canyon |
| | 05LUP-00000-00939 (Holly Bradbury, Planner) | | Ridgeline: Rural |
| | Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00090 for conceptual review/preliminary approval of a new residence of approximately 5,363 square feet, a garage of approximately 816 square feet and guest house of approximately 500 square feet. No structures currently exist on the parcel. The proposed project will require approximately 875 cubic yards of cut and 810 cubic yards of fill for the residence and 5 cubic yards of cut and 75 cubic yards of fill for the guesthouse.. The property is a 5.25 acre zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at 2888 East Valley Road in the Toro Canyon area, First Supervisorial District. | | |
| 13. | 05BAR-00000-00117 | Severy New Residence | Toro Canyon |
| | 05LUP-00000-00493 (Holly Bradbury, Planner) | | Ridgeline: N/A |

Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00117 for **preliminary approval of a new residence of approximately 2,799 square feet, guest house of approximately 536 square feet and garage of approximately 888 square feet.** No structures currently exist on the parcel. The proposed project will approximately 890 cubic yards of cut and 828 cubic yards of fill. 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. **(Continued from 6/10/05)**

14. **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 **final 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 & 6/10/05)**

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

15. **04BAR-00000-00260** **Bekins New Residence and Cabana** **Toro Canyon**
04LUP-00000-01027 (Errin Briggs, 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 **final 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 & 7/15/05)**
16. **05BAR-00000-00134** **Montgomery Residence Addition** **Toro Canyon**
05CDH-00000-00021 (Errin Briggs, Planner) Ridgeline: N/A
Request of Barry Horwitz, agent for the owner, Robert Montgomery, to consider Case No. 05BAR-00000-00134 for **preliminary approval of residence addition of approximately 1,413 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,438 square feet. The proposed project will require approximately 125 cubic yards of cut and fill. The property is a 0.9 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-034, located at **3319 Padaro Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 7/08/05)**
17. **04BAR-00000-00307** **Coleman Residence Addition** **Toro Canyon/Carpinteria**

05CDH-00000-00025 (Lisa Hosale, Planner)

Ridgeline: N/A

Request of Syndi Souter, agent and William G. Cooper, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **preliminary/final approval of an addition of approximately 2,110 square feet to the existing residence and garage and an addition of approximately 332 square feet to the existing deck.** The following structure currently exists on the parcel: a residence of approximately 2,032 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District. **(Continued from 1/14/05 & 2/25/05 & 8/19/05)**

18. 03BAR-00000-00010 Rasmussen New Residence Summerland

03CDP-00000-00005 (Peter Lawson, Planner)

Ridgeline: Urban

Request of Carl Schneider, architect for the owners, Jon and Gayle Rasmussen, to consider Case No. 03BAR-00000-00010 for **final approval of a new residence of approximately 2,258 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 625 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, 6/10/05 & 8/12/05)**

**The Representatives of the following BAR SITE VISIT
should be in attendance at the site by 3:15 P. M.**

SITE VISIT

19. 03BAR-00000-00270

Fink New Residence/New Bridge/Garage/Guesthouse/Cabana

Summerland

03CDH-00000-00024 (Dan Nemecek, Planner)

Ridgeline: Rural

Request of Scott Rowland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for **further site visit of a new residence of approximately 8,000 square feet, garage of approximately 750 square feet, guest house of approximately 800 square feet and cabana of approximately 765 square feet and a bridge.** No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and 2000 cubic yards of fill. The property is a 3.02 acre parcel shown as Assessor's Parcel Number 005-260-014, located at 2773 Padaro Lane in the Summerland area, First Supervisorial District. **(Continued from 10/17/03 & 11/19/04 & 4/08/05 & 5/13/05 & 7/08/05 & Site Visit 7/22/05)**