



# COUNTY OF SANTA BARBARA

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## REVISED

### BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of September 16, 2005

9:00 A.M.

**Revision: 04BAR-00000-00260 Bekins New Residence and Cabana added to the 2:00 hour. 05BAR -00000-00139 Las Positas Shopping Center New Signage and 01BAR-00001-00254 Montecito Ranch Estates Landscaping were added to the Consent Agenda. Item #4 Fox Residence Addition 05BAR-0000-00217 has been moved to the 1:00 p.m. hour.**

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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  
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 September 9, 2005 will be considered.

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

- C-1. 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 **final approval on consent 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 & 9/09/05)**

- C-2. 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 on consent 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 & 9/09/05)**

- C-3. 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 **preliminary/final approval on consent 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 & 7/29/05)**

- C-4. 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 **revised final approval on consent for revisions of landscaping on subject parcel and along Via Real within County right of way and a new entry gates**. 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, 7/15/05 & 8/12/05)**

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE:**

**DISCUSSION ON THE COORDINATION BETWEEN HOLLISTER RANCH DESIGN COMMITTEE AND THE 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.**

1. 05BAR-00000-00216 Santa Ynez Airport Authority Airport Additions Santa Ynez  
03CUP-00000-00042 (Gary Kaiser, Planner) Ridgeline: Rural  
Request of Joan Jamieson, agent for the applicants, Santa Ynez Airport Authority, to consider Case No. 05BAR-00000-00216 for **conceptual review of a construction of 49 new hangars of approximately 103,990 square feet, to relocate heliport hangars of approximately 42,000 square feet (adjusted from original 53,600 square feet due to landfill burial cells) and construct security fencing around the airport perimeter.** The following structures currently exist on the parcel: Approximately 183,745 square feet of hangars, administration building and offices. The proposed project will require approximately no cubic yards of cut and approximately 65,000 cubic yards of fill. 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. **(Site Visit conducted 7/29/05)**

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

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 **final 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 & 6/10/05)**
3. 05BAR-00000-00215 McMorrow/Savarese New Office Building Santa Ynez  
(No Planner Assigned) Ridgeline: Rural  
Request of Thomas Meaney, architect for the owners, Bobbie McMorrow and Ralph Savarese, to consider Case No. 05BAR-00000-00215 for **conceptual review of a new office structure of approximately 1,200 square feet.** The following structures currently exist on the parcel: a residence, two storage sheds and a barn. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 83.08 acre parcel zoned AG-100 and shown as Assessor's Parcel Number 141-090-022, located at **7299 Happy Canyon Road** in the Santa Ynez area, Third Supervisorial District.

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

4. 05BAR-00000-00217 Fox Residence Addition Santa Ynez  
05LUP-00000-00958(Lorie Baker, Planner) Ridgeline: Rural  
Request of Wm. Howard Wittausch, architect for the owners, R. David and Toni Fox, to consider Case No. 05BAR-00000-00217 for **conceptual review of a residence addition of approximately 1,706 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,600 square feet and two barns of approximately 800 and 1,000 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. The

property is a 20.01 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-310-006, located at **3075 Calle Bonita** in the Santa Ynez area, Third Supervisorial District.

5. 04BAR-00000-00039 Sepulveda New Residence Lompoc  
04LUP-00000-00153 (Lilly Okamura, Planner) Ridgeline: Rural  
Request of Rosie and Eddie Granados and Licho Carrillo, agents for the owner, Ezequiel Sepulveda, to consider Case No. 04BAR-00000-00039 for **preliminary/final approval of a new residence of approximately 5,733 square feet**. The following structures currently exist on the parcel: a residence, shed and horse barn. The proposed project will require approximately 2,768 cubic yards of cut and approximately 1,125 cubic yards of fill and approximately 1,643 cubic yards of export. The property is a 20.03 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-330-008, located at **3138 Avena Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 3/12/04, 2/11/05 & 2/25/05 & 3/11/05)

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

6. 03BAR-00000-00153 Miller New Residence Mission Canyon  
04LUP-00000-00278 (Robert Dostalek, Planner) Ridgeline: Urban  
Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual/preliminary approval of a new residence of approximately 7,140 square feet, garage of approximately 777 square feet and basement of approximately 1,767 square feet**. The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet. The proposed project will require approximately 3,808 cubic yards of cut and approximately 1,250 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03 & 9/19/03 & 12/17/04, Site Visit 1/13/05 & 1/14/05 & 4/08/05 & 5/27/05)
7. 05BAR-00000-00213/00214 Verizon/Nextel Telecom Facility Santa Barbara  
05CUP-00000-00009, (Jeff Lindgren, Planner) Ridgeline: NA/  
05CUP-00000-00038  
Request of Leah Emerson of Ridge Communications and Mario Musso of Nextel, agents, to consider Case No. 05BAR-00000-00213 and 05BAR-00000-00214 for **conceptual review of a Verizon/Nextel telecom facility at Elings Park. The consolidated Verizon/Nextel facility includes 12 antennas mounted on 11 poles – 10 feet in height, outdoor equipment cabinets recessed 3 to 6 feet below existing grade; safety fencing around perimeters and landscaping around antennas and equipment area**. The following structures currently exist on the parcel: a park area. The proposed project will require minimal grading. The property is a 134 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 047-010-049, located at **590 Las Positas** in the Santa Barbara area, Second Supervisorial District.

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

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

8. 05BAR-00000-000206 Farmer Demolition/New Residence Gaviota  
05CDH-00000-00033 (Alex Tuttle, Planner) Ridgeline: Rural  
Request of Mark Becker, architect for the owner, Jeff Farmer, to consider Case No. 05BAR-00000-00206 for **conceptual review of demolition and rebuild of a new residence of approximately 1,922 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,600 square feet and a barn of approximately

totally 1,600 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 106.98 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-700-007, located at **111 Hollister Ranch** in the Gaviota area, Third Supervisorial District.

9. **04BAR-00000-00192** **Hira Change of Use of a Permitted Guest House to Residence and New Garage** **Goleta**  
01LUP-00000-00628 (Abe Leider, Planner) Ridgeline: Urban  
Request of Jack Hira owner, to consider Case No. 04BAR-00000-00192 for **preliminary approval of a change of use of a permitted but not built guesthouse of approximately 790 to a main residence of approximately 4,314 square feet and new garage of approximately 1,017 square feet.** The following structures currently are permitted 02BDP-00000-00200 but do not exist on the parcel: a garage of approximately 504 square feet, storage of approximately 475 square feet, guest house of approximately 790 square feet and porch of approximately 537 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-110-014, located at **959 Via Chaparral** in the Goleta area, Second Supervisorial District. **(Continued from 9/10/04 & 4/15/05)**

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

10. **04BAR-00000-00059** **Swords New Residence** **Carpinteria**  
04CDP-00000-00025 (Lisa Martin, Planner) Ridgeline: Rural  
Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for **final approval of a new residence of approximately 3,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at **7025 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. **(Continued from 4/02/04 & 4/8/05 & 5/27/05)**
11. **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)**
12. **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. **(Continued from 9/09/05)**

13. **05BAR-00000-00063** **Richardson Residence Addition** **Summerland**  
05CDP-00000-00013 (Peter Imhof, Planner) Ridgeline: Urban  
Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 **for conceptual review of an addition of approximately 1,345 square feet to an existing 1,970 single family dwelling, demo of an existing garage of approximately 400 square feet and replacement with a garage of approximately 448 square feet, and new patio of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet and detached garage of approximately 400 square feet. The proposed project will require grading. The property is a 12,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at **2535 Varley Street** in the Summerland area, First Supervisorial District. **(Continued from 4/15/05, 5/13/05 & 8/12/05)**

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

14. **02BAR-00000-00293** **Kimsey New Mixed-Use Building** **Summerland**  
022CDP-00000-00148 (Peter Lawson, Planner) Ridgeline: N/A  
Request of Shubin & Donaldson, agent for the owners, William K. Kimsey, to consider Case No. 02BAR-00000-00293 for **revised final approval for additional landscape lighting.** Project is currently under construction. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is an 8,150 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005192-010, located at **2410 Lillie Avenue** in the Summerland area, First Supervisorial District. **(Continued from 11/05/04 & 11/19/04)**
15. **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 of landscape lighting plan.** 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 & 6/10/05)**
16. **05BAR-00000-00210** **Lillie Evans LLC New Mixed Use Building** **Summerland**  
Ridgeline: N/A  
Request of Shubin and Donaldson Architects, agent for the owner, Lille Evans LLC, to consider Case No. 03BAR-00000-00210 for **conceptual review of a mixed use building of approximately 4,477 square feet.** The following structures currently exist on the parcel: a Post Office of approximately 1,300 square feet to be demolished. The proposed project will require approximately 4,000 cubic yards of cut and no fill. The property is a .35 acre parcel

zoned C-1, Limited Commercial and shown as Assessor's Parcel Number 005-172-011, located at **2245 Lillie Avenue** in the Summerland area, First Supervisorial District.

17. **03BAR-00000-00270**

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

**Summerland**

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

Ridgeline: Rural

Request of Scott Rowland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 **for further conceptual review 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 & Site Visit 7/22/05, Site Visit 9/9/05)**