



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW AGEND AND SITE VISIT

Meeting of September 30, 2005

9:00 A.M.

Site Visit scheduled at 11:30 for Lear Land Company Mixed-Use Building (aka The Junction) 05BAR-00000-000067 at the corner of Bell and Main Street in Los Alamos.

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 **

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 16, 2005 will be considered.
- IV. CONSENT AGENDA:**

C-1. 05BAR-00000-00219 Hadley New Horse Barn Santa Ynez
05LUP-00000-00975 (Jeanne Bozzano, Planner) **Jurisdiction: Ridgeline - Rural**

Request of California Homes Inc., Rob Alexander, agent for the owners, Mike and Betz Hadley, to consider Case No. 05BAR-00000-00219 for **preliminary/final approval on consent 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 **420 Meadowlark Road** in the Santa Ynez area, Third Supervisorial District. **(Continued from 9/09/05)**

C-2. 04BAR-00000-00039 Sepulveda New Residence Lompoc
04LUP-00000-00153 (Lilly Okamura, Planner) **Jurisdiction: 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 **final approval of consent 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 & 9/16/05)**

V. 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-00000-00217 Fox Residence Addition Santa Ynez
05LUP-00000-00958(Lorie Baker, Planner) **Jurisdiction: 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. **(Continued from 9/16/05)**

2. **02BAR-00000-00050** **Radaich New Residence** **Santa Ynez**
02LUP-00000-00166 (Jeanne Bozzano, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Larry Clark, architect for the owners, Anthony & Kathy Radaich, to consider Case No. 02BAR-00000-00050 for **final approval of an approximately 3,589 square foot new residence and an approximately 875 square foot garage**. No structures currently exist on the parcel. The proposed project will require approximately 1,138 cubic yards of cut and fill. The property is a 20.90 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-290-041, located at **3800 Live Oak Road** in the Santa Ynez area, Third Supervisorial District. **(Continued from 3/01/02 & 4/29/05)**

3. **05BAR-00000-00230** **Foley Estates Vineyard & Winery LLC Signage** **Lompoc**
05SCC-00000-00018 (No Planner Assigned) **Jurisdiction: Sign**
Request of Mark Dirickson, agent for Foley Estates Vineyard & Winery LLC, to consider Case No. 05BAR-00000-00230 for **conceptual review of two free standing signs: 48" by 60" and 12" by 40"**. The following structures currently exist on the parcel: wine tasting building of approximately 4,000 square feet, production facility of approximately 11,600 square feet and caretaker's residence of approximately 1,500 square feet. The proposed project will not require grading. The property is a 460 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-170-043, located at **6121 East Highway 246** in the Lompoc area, Third Supervisorial District.

4. **05BAR-00000-00048** **Village New Veterinary Clinic** **Lompoc**
05CUP-00000-00004 (Brian Tetley, Planner) **Jurisdiction: Commercial**
Request of Mark R. Hafen, architect for the owner, Verne Thacker, to consider Case No. 05BAR-00000-00048 for **final approval of a new veterinary clinic of approximately 7,380 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 30,512 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-001, located at **3883 Constellation** in the Lompoc area, Fourth Supervisorial District. **(Continued from 4/08/05 & 4/29/05 & 6/10/05)**

5. **05BAR-00000-00221** **Larralde New Residence/Guest House/Cabana** **Refugio/Goleta**
05LUP-00000-00988 (Allen Bell, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Stephen and Lily Larralde, owners, to consider Case No. 05BAR-00000-00221 for **conceptual review of new residence of approximately 2,914 square feet, guest house of approximately 796 square feet and cabana of approximately 375 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 3,300 cubic yards of cut and approximately 2,750 cubic yards of fill. The property is a 22 acre parcel zoned AG 100 and shown as Assessor's Parcel Number 081-040-028, located at **2169 Refugio Road** in the Goleta area, Third Supervisorial District.

6. **05BAR-00000-00129** **Ellis New Mixed Use Building** **Orcutt**
05LUP-00000-00776 (Lilly Okamura, Planner) **Jurisdiction: Orcutt**
Request of Glenn Ellis, owner, to consider Case No. 05BAR-00000-00129 for **final approval 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. **(Continued from 6/24/05 & 8/19/05)**

The Representatives of the following item should be in

**attendance at this
BAR Site Visit by 11:30 A. M.**

Site Visit

7. **05BAR-00000-00067**
Lear Land Company Mixed Use Building (aka The Junction) **Los Alamos**

03DVP-00000-00003 (Anne Coates, Planner) **Jurisdiction: Los Alamos**
Request of Jim Reed, architect for the owner, Lear Land Company, to consider Case No. 05BAR-00000-00067 for **a site visit 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 & 7/29/05)**

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

8. **05BAR-00000-00067**
Lear Land Company Mixed Use Building (aka The Junction) **Los Alamos**

03DVP-00000-00003 (Anne Coates, Planner) **Jurisdiction: Los Alamos**
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 & 7/29/05)**

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

9. **04BAR-00000-00349**
Klentner New Residence, Attached Garage and Guest Quarters **Toro Canyon**

(Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Brit Jewett, Burnell and Jewett Architects and architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for **revised conceptual review of a new residence of approximately 6,682 square feet, attached garage of approximately 2,870 square feet and guest quarters of approximately 570 square feet.** The following structures currently exist on the parcel: a barn of approximately 2,500 square feet, two stables of approximately 2,500 square feet, farm employee dwelling of approximately 4,493 square feet (all under construction; 03CDP-00000-00134 and 04CDP-00000-00058). The proposed grading is to be determined. The property is a 40 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-160-020, located at **3340 Foothill Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 2/25/05 & 8/12/05)**