



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 30, 2005

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Robin Donaldson	- Chair	St. Marks in the Valley Episcopal Church
James King	- 2nd-Vice Chair	2905 Nojoqui Street
Bethany Clough		Los Olivos, California 93441
Pamela Ferguson-Ettinger		(805) 688-4454
Valerie Froscher		
Chris Roberts		
Kris Miller-Fisher		
Anita Hodosy	- BAR Secretary	
Adam Baughman	- Planner III	

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by Chair, Robin Donaldson, at 9:00 P.M., at St. Marks in the Valley Episcopal Church; 2905 Nojoqui Street, Los Olivos, California.

### COMMITTEE MEMBERS PRESENT:

Robin Donaldson	- Chair
Kathryn Dole	- 1 <sup>st</sup> Vice-Chair
James King	2 <sup>nd</sup> Vice Chair
Valerie Froscher	
Chris Roberts	
Anita Hodosy	- BAR Secretary
Adam Baughman	-Planner III

**COMMITTEE MEMBERS ABSENT:** Pamela Ferguson-Ettinger and Kris Miller-Fisher.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** - Approximately 15±

### ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** A member of the public complimented the BAR on its review of the Ballantyne project, which was reviewed at the meeting of September 16, 2005.
- II. AGENDA STATUS REPORT:** Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to:
  - **Drop 05BAR-00000-00221 Larralde New Residence /Guesthouse and Cabana from the agenda at the request of the applicant.**
- III. MINUTES:** Clough moved, seconded by King and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to approve the BAR Minutes of September 16, 2005.
- IV. BAR MEMBERS INFORMATIONAL BRIEFINGS:**
  - Chris Roberts: Is working on a Summerland streetscape master plan project. Phase I will soon be out to bid. A plan will be drawn up and presented it to the community. BAR discussed whether the project should come to the BAR. Possibly members of the BAR will attend the Summerland BAR meeting on the project.
  - Robin Donaldson: Robin, Valerie, and Katie attended the BOS meeting on 9/27/05. The BOS voted (3-2) to create a NBAR, CBAR, and SBAR in addition to the existing MBAR. NBAR would have advisory review authority over SFD's with a 3-month or 3-meeting review time limit. It is unclear whether advisory board would actually vote on anything. Robin spoke in opposition to inclusion of Gaviota in CBAR and argued that SBAR should include

the Gaviota Coast instead. Supervisor Firestone pushed to include Gaviota in CBAR. Supervisor Rose pointed out that the existing BAR is responsible for the way the Santa Ynez valley development looks. Robin encourages a smooth transition to these new boards. Five members a piece on NBAR and CBAR and seven on the SBAR. Those BAR members in attendance at the BOS hearing were not pleased with the way the BOS referred to the work of the current BAR.

V. **STAFF UPDATE: None.**

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-5and 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)

**ACTION: Clough moved, seconded by King and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to grant final approval on consent of 05BAR-00000-00219.**

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)

**ACTION: Clough moved, seconded by King and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to grant final approval on consent of 04BAR-00000-00039.**

V. **STANDARD AGENDA:**

**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 1,137 square feet and a wine cellar of approximately 188 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)

**Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval. The following comments were made by the Board of Architectural review members present for this project:**

**COMMENTS:**

**Correction to the agenda description: 1,137 s.f. addition w/ 188 s.f. wine cellar (instead of 1,706 s.f.)**

**BAR COMMENTS:**

- a. **Project was well received.**
- b. **In areas that are proposed to be graded, provide a landscaping plan or show how you intend to treat the area.**
- c. **Project may return for preliminary/final**

**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)

**ACTION: Clough moved, seconded by Froscher and carried by a vote of 5 to 0 (Ferguson-Ettinger, Miller-Fisher and Dole absent) to continue 02BAR-00000-00050 to final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Return with a landscaping plan in the areas proposed to be graded/cut.**
- b. **Show drainage on the pad, how you will stabilize the slope, and how it blends (recommend adding trees, use oaks). Focus on the aesthetics as well.**
- c. **Return for final on consent.**

**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.

**Project received conceptual review only, no action was taken. Applicant to resubmit for final approval on consent. No further comments were made by the Board of Architectural Review members present for this project.**

**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)

**ACTION: Froscher moved, seconded by Clough and carried by a vote of 5 to 0 (Ferguson-Ettinger, Miller-Fisher and Dole absent) to grant final approval for 05BAR-00000-00048.**

**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.

**ACTION: Clough moved, seconded by Roberts and carried by a vote of 6 to 0 (Ferguson-Ettinger and Miller-Fisher absent) to drop 05BAR-00000-00221 from the agenda at the request of the applicant. See Agenda Status Report.**

**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)

**ACTION: King moved, seconded by Clough and carried by a vote of 5 to 0 (Ferguson-Ettinger, Miller-Fisher and Dole absent) to continue 05BAR-00000-00129 for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. All final details are required for final approvals.
- b. Construction documents are required.
- c. Return for final on consent.

**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)

**Project received a site visit, no action was taken.**

**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)

**Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

**Robin Donaldson - introduced the public members present to the forthcoming Regional BAR program implementation. Los Alamos would be part of the new CBAR. He also introduced the concept of Planning Commission conceptual review of projects.**

**PUBLIC COMMENTS:**

**John Van Denberg – Expressed concern over delaying project to wait for the CBAR creation.**

**David Smyser, 3<sup>rd</sup> District Chief of Staff, introduced himself.**

**Nancy Reifenberg – Neighbor of project. Café elevation does not show any entry points from parking lot (oversight on architect's part). Where is the loading dock (in front of building). Water fountain is a hazard. Community room is not needed, Los Alamos already has one that is rarely used. Site is not appropriate due to traffic flow and safety, especially for children. New homes approved in Los Alamos (Legacy Estates – 59 lots) and Los Alamos Commons on west edge of town (not yet submitted) will add too much traffic to build this project. Recommends removing the apartments due to safety.**

**Laura Kath – Business owner and resident in Los Alamos. Is a gateway project and very much in favor of using the “old west” architectural theme, needs to be maintained. This project does that. Open space on Main St. side is good, does not look like a massive wall. Supports the project. Recommends use of environmental conscious construction of the site. Seems like this project has dragged on through the process, encourages it to move forward, expedite it.**

**Linda Smith – Neighbor on Main St. (27 yr resident). Concerns of safety for children and traffic. The “Watering Hole” used to occupy the site, this project is an improvement over that project. Discourages a “strip mall” look.**

**Lisa Young (comment from neighbor during site visit) – Does not wish to see access from or parking on Main St.**

**BAR COMMENTS:**

- a. BAR appreciates the site visit. Strongly recommends a conceptual review by Planning Commission, preferably a joint BAR/PC review.**
- b. Story poles should be onsite for Planning Commission conceptual review.**
- c. Gateway site deserves a significant building.**
- d. Site may be too constrained for an enclosed courtyard building. Perhaps enhance existing courtyard opening out onto Main St. Orientation to Main St. has been improved.**
- e. BAR is concerned about who will actually use the courtyard, the residents or commercial patrons.**
- f. Commercial edge along Bell St. is good.**
- g. Parking tucked underneath the building is too reminiscent of the back of typical apartment buildings. Carports are preferred to building overhang. Covered parking is also needed. Parking needs to be easy to access to discourage street parking and increase safety.**
- h. Narrow tunnel from parking area to courtyard is not inviting. As this is the main entrance from parking area, it deserves not to be a dark, narrow tunnel. A landscaped treatment including a pathway needs to be added between the building and the parking area/carports.**
- i. Townhouse units along Main St. are an option. Third story needs to be stepped back to be consistent with the surrounding residential scale, consistent with**

previous BAR comments. Second floor outdoor space as presented is very tight, not well organized, more of a left-over space than a usable space.

- j. Yellow color is not strong enough for the tower where it is proposed. Use a darker color and it will read as richer in the end.
- k. Don't use single white trim color throughout the project.
- l. Intersection of Bell St. and Main St. is very important, use enhanced elements such as upgraded paving, something vertical, special, something to recognize the importance.
- m. Add curb pop-outs on Main St. to give more space for landscaping and make project more pedestrian-friendly. Pop-outs need to be large enough to accommodate a large tree (approximately one car length minimum).
- n. Have people exit cars onto paving or turf, not planters.

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)

**Project received revised conceptual review only, no action was taken. Applicant to resubmit for further conceptual review with site visit and story poles. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. Be aware of the forthcoming changes in the Building Height Calculations of the ordinance.
  - b. BAR has concerns with the overly formal style, especially at the living room and master bath portions of the façade.
  - c. Site visit with story poles is needed; site is very prominent. (BAR indicated location of story poles on the submitted site plans).
  - d. House is a vast improvement over the previous proposal.
- Project to return for further conceptual after site visit.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Bethany Clough moved, seconded by Valerie Froscher, and carried by a vote of 5 to 0 (Pamela Ferguson-Ettinger, Kris Miller-Fisher and Kathryn Dole absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 14, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 3:00 P.M.