



# COUNTY OF SANTA BARBARA

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## REVISED BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Meeting Date: October 14, 2005  
9:00 A.M.

Site Visit: Scheduled at 11:00 a.m. for 05BAR-00000-00188/00189/00190 Cook/Burke  
New Residences located at 1451 Orange Grove Avenue in the Mission Canyon area.

Revision: Item # C-3 02BAR-00000-00050 Radaich New Residence @ 3800 Live Oak  
Road, Santa Ynez was added to the agenda

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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 30, 2005 will be considered.
- IV. **CONSENT AGENDA: (Time Certain 8:45 a.m.)**

- C-1. 01-BAR-173 Trinity Baptist New Youth Building Santa Barbara**  
01CUP-00000-00086 (Dan Nemechek, Planner) **Jurisdiction: Permit Condition**  
Request of Jennifer Trunk, agent for the owners, Trinity Baptist Church, to consider Case No. 01-BAR-173 **for final approval on consent of a new youth building, cover entry, shade structure, and landscaping of approximately 5,526 square feet (Net new: 3,280 square feet) youth building, cover entry of 2,527 square feet, and shade structure of 1,609 square feet.** The following structures currently exist on the parcel: church and pre-school facility (worship building, pre-school, administration building. The proposed project will require grading. The property is a 5.34 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-009, located at 1002 Cieneguitas Road in the Santa Barbara area, Second Supervisorial District. **(Continued from 6/29/01 & 2/13/04 & 4/02/04 & 8/12/05)**
- C-2. 05BAR-00000-00230 Foley Estates Vineyard & Winery LLC Signage Lompoc**  
05SCC-00000-00018 (Lorie Baker, Planner) **Jurisdiction: Sign**  
Request of Mark Dirickson, agent for Foley Estates Vineyard & Winery LLC, to consider Case No. 05BAR-00000-00230 for **preliminary/final approval on consent 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. **(Continued from 9/30/05)**
- C-3. 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 on consent 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 & 9/30/05)**
- 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-00000-00234 Tamboli Residence Additions Solvang**  
05LUP-00000-01036 (Brian Tetley, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Curt Moniot, architect for the owner, Dr. Mona Tamboli, to consider Case No. 05BAR-00000-00234 for **conceptual review of internal conversion of storage area to habitable space of approximately 490 square feet, new trellis of approximately 176 square feet and new screened porch of approximately 492 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,624 square feet. The proposed project will not require grading. The property is a 20.08 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 137-540-009, located at **1034 Viendra Drive** in the Solvang area, Third Supervisorial District.
- 2. 05BAR-00000-00225 Lash New Commercial Building Los Olivos**  
05LUP-00000-01031 (Brian Tetley, Planner) **Jurisdiction: Commercial**

Request of F. Evans Jones, architect for the owner, Lowell Lash, to consider Case No. 05BAR-00000-00225 for **conceptual review of a new commercial building of approximately 525 square feet**. The following structures currently exist on the parcel: a commercial building of approximately 1,600 square feet. The proposed project will not require grading. The property is a 20,700 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 135-102-003, located at **2902 San Marcos Avenue** in the Los Olivos area, Third Supervisorial District.

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

3. **05BAR-00000-00223**      **Evans New Residence and Garage/Guesthouse**      **Santa Barbara**  
 (No Planner Assigned)      **Jurisdiction: Ridgeline-Urban**

Request of Ray Ketzel and Douglas Beard architects for the owners, Scott and Julie Evans, to consider Case No. 05BAR-00000-00223 for **conceptual review of a new residence of approximately 6,214 square feet and a detached garage with attached guesthouse of approximately 2,786 square**. The following structures currently exist on the parcel: a guesthouse of approximately 800 square feet with attached garage of approximately 525 square feet to be converted to employee dwelling and tool shed of approximately 700 square feet. The proposed project will require approximately 525 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 32 acre parcel zoned MT-GOL-40 and shown as Assessor's Parcel Number 153-340-048, located at **1555 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

4. **05BAR-00000-00226**      **Maxwell Residence Remodel / Addition**      **Santa Barbara**  
 05CDH-00000-00032 (Alice Daly, Planner)      **Jurisdiction: Design Overlay**

Request of Jack Maxwell, owner, to consider Case No. 05BAR-00000-00226 for **conceptual review of a remodel and addition of approximately 1,800 square feet to an existing residence**. The following structures currently exist on the parcel: a residence of approximately 2,200 square feet with an attached garage of approximately 450 square feet. The proposed project will not require grading. The property is a 2.33 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-020, located at **4865 Vieja Drive** in the Goleta/Hope Ranch area, Second District Supervisorial District.

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

*Site Visit*

5. **05BAR-00000-00188**      **Cook New Residence**      **Mission Canyon**  
 05LUP-00000-00820, (Alice Daly, Planner)      **Jurisdiction: Ridgeline – Urban**  
 05CUP-00000-00040

Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **a site visit of a remodel to an existing 535 square foot two car garage located in the rear yard setback to a new location at the easterly side of the existing house**. The following structures currently exist on the parcel: a residence of approximately 1,500 square feet and attached garage. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 15,618 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. **(Continued from 8/19/05)**

*Site Visit*

6. **05BAR-00000-00189**      **Burke/Cook New Residence**      **Mission Canyon**

05LUP-00000-00821, (Alice Daly, Planner) **Jurisdiction: Ridgeline - Urban**  
 05CUP-00000-00042

Request of David Burke, agent/owner and Paul and Claudia Burke owners, to consider Case No. 05BAR-00000-00189 for a **site visit of a new residence of approximately 2,680 (gross) square feet with garage of approximately 600 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 7,917 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. **(Continued from 8/19/05)**

*Site Visit*

7. **05BAR-00000-00190** **Burke New Residence** **Mission Canyon**  
 05LUP-00000-00822, (Alice Daly, Planner) **Jurisdiction: Ridgeline - : Urban**  
 05CUP-00000-00041

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for a **site visit of new residence of approximately 3,493 (gross) square feet, and garage/basement and hobby room of approximately 1,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 261 cubic yards of cut and approximately 305 cubic yards of fill. The property is a 15,596 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. **(Continued from 8/19/05)**

**The Representatives of the following items should be in attendance at this BAR Meeting by 1:15 P. M.**

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

8. **Discussion Item** **Sebastian Residence Additions** **Goleta**  
 05LUP-00000-01052 (Dan Nemechek, Planner) **Jurisdiction: P&D Referral**

Request of Planning and Development, on a project brought forth by Phillip Archenbronn, agent for the owner, Mary Sebastian, on application 05LUP-00000-01052 for discussion a **garage conversion of approximately 418 square feet, a first floor addition of approximately 577 square feet and a second story addition of approximately 456 square feet to an existing single family dwelling.** The proposed project will not require grading. The property is a 11,326 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 069-530-033, located at **217 Perez Circle** in the Goleta area, Second Supervisorial District.

9. **05BAR-00000-00081** **Sedlin Residence Remodel** **El Capitan Ranch**  
 05LUP-00000-00353 (Allen Bell, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Clay Aurell, agent for the owner, Adrian Sedlin, to consider Case No. 05BAR-00000-00081 for **revised 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 & 7/29/05)**

10. 05BAR-00000-00236 Bond New Residence Goleta  
05LUP-0000-01045 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Jan Hochouser and Blatter Architects, agent for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **conceptual review of a conversion of an existing residence to a second residential unit of approximately 1,174 square feet with a garage/ workshop of approximately 990 square feet (BAR review not required) and a new residence of approximately 5,706 square feet and attached garage of approximately 532 square feet and pool.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 475.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District.

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

11. 05BAR-00000-00051 Widdoes New Guest House Carpinteria  
05CDP-00000-00015 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Thomas Hashbarger, architect for the owners, Jamie and Brooks Widdoes, to consider Case No. 05BAR-00000-00051 for **preliminary/final approval of a new guest house of approximately 800 square feet, patio and spa.** The following structures currently exist on the parcel: a residence of approximately 2,089 square feet. The proposed project will require approximately 250 cubic yards of cut and fill. The property is a 11.98 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-200-070, located at **7000 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. **(Continued from 4/08/05)**

12. 04BAR-00000-00059 Swords New Residence Carpinteria  
04CDP-00000-00025 (Lisa Martin, Planner) **Jurisdiction: 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 & 9/16/05)**

**The Representatives of the following items should be in attendance at this BAR Meeting by 2:15 P. M.**

13. 05BAR-00000-00123 Alger Residence Addition/Remodel (Formally Frampton) Toro Canyon  
(No Planner Assigned) **Jurisdiction:Toro**

Request of Robert Senn, architect for the owner, Glenn Alger to consider Case No. 05BAR-00000-00123 for **further conceptual review of a residential addition of approximately 2,838 square feet, conversion of approximately 688 square feet of workshop to habitable space and covered porches of approximately 2,511 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,485 square feet, a garage/workshop of approximately 2,340 square feet and a non-conforming second residence of approximately 1,200 square feet of residence with an

attached garage approximately 636 of garage and storage space. Future grading will be for landscaping and tennis court purposes only and not yet determined. The property is a 10.53 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 6/10/05)**

14. **05BAR-00000-00185 (Previously 04BAR-00000-00311 McMenamin)**  
**Sutherland Residence Addition and RemodelToro Canyon**  

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**05CDP-00000-00074 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Rural**  
**(Previously 04CDP-00000-00140)**  
Request of Susan Sherwin, agent for the owner, Toni Sutherland, to consider Case No. 04BAR-00000-00311 for **revised further conceptual/preliminary of a residence addition of approximately 3,891 square feet and garage/storage of approximately 1,230 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately no cubic cut and approximately 187 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 1/14/05 & 2/25/05 & 4/8/05 & 4/15/05 & 7/15/05)**
15. **05BAR-00000-00235 Roulet Residence Additions Toro Canyon**  

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**02CDP-00000-00156 (Amy Trester, Planner) Jurisdiction: Toro**  
Request of Jeanne Roulet, owner, to consider Case No. 05BAR-00000-00235 for **conceptual review of a first floor addition of approximately 957 square feet and second story addition of approximately 590 square feet.** The following structures currently exist on the parcel: a garage of approximately 1,000 square feet and second story unit of approximately 800 square feet. The proposed project will not require grading. The property is a 33,105 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-363-017, located at **3134 Via Real** in the Toro Canyon area, First Supervisorial District.
16. **05BAR-00000-00231**  
**Ensing Porch Variance and Wall Conditional Use Permit Summerland**  

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**04VAR-00000-00003/05CUP-00000-00063 (Lisa Hosale, Planner) Jurisdiction: Summerland**  
Request of Jay Higgins, agent for the owners, Mark Wayne Ensing, to consider Case No. 05BAR-00000-00231 for **conceptual review of a Variance to allow a new 350 square foot porch 5 ½ feet from the right of way, and a 3 foot high planter 2 feet from the right of way. The Conditional Use Permit would allow a new 8 foot high retaining wall with a 2 foot lattice on top to be located in the front yard setback.** The following structures currently exist on the parcel: a residence of approximately 1,130 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-039, located at **2186 Hardinge Street** in the Summerland area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this BAR Meeting by 3:15 P. M.**

17. **02BAR-00000-00293 Kimsey New Mixed-Use Building Summerland**  

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**022CDP-00000-00148 (Peter Lawson, Planner) Jurisdiction: Summerland**  
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**

