



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: October 28, 2005  
9:00 A.M.

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Robin Donaldson - Chair  
Kathryn Dole - 1st-Vice Chair  
**4<sup>th</sup> Floor**  
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

### *Special Meeting Location:*

Santa Barbara County  
**Board of Supervisors Hearing Room,**  
  
105 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 and October 14, 2005 will be considered.

**IV. CONSENT AGENDA: (Time Certain 8:30)**

- C-1. 05BAR-00000-00104 Engberg/Jackson Residence Addition Goleta**  
05CDP-00000-00059 (Lisa Martin, Planner.) **Jurisdiction: Ridgeline - Rural**  
Request of Loren Solin, architect for the owners, Karen Engberg and Douglas Jackson, to consider Case No. 05BAR-00000-00104 for **final approval on consent of residence addition of approximately 224 square feet and new terrace of 284 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,876 square feet. The proposed project will not require grading. The property is a 42,679 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-271-004, located at **8424 Vereda del Padre** in the Goleta area, Second Supervisorial District. **(Continued from 5/27/05 & 7/8/05)**
- C-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 **preliminary/final approval on consent 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. **(Continued from 10/14/05)**
- C-3. 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 **preliminary/final approval on consent 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. **(Continued from 10/14/05)**
- C-4. 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 on consent 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 & 10/14/05)**

**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**

- 05BAR-00000-00216 Santa Ynez Airport Authority Airport Additions Santa Ynez**  
03CUP-00000-00042 (Gary Kaiser, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Joan Jamieson, agent for the applicants, Santa Ynez Airport Authority, to consider Case No. 05BAR-00000-00216 for **further 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 & 9/16/05)**

**The Representatives of the following items should be in attendance at this BAR Meeting by 10:15 A. M.**

- 05BAR-00000-00227 Sanford Winery New Buildings Phase IV Lompoc**  
01DVP-00000-00047 (Brian Tetley, Planner) **Jurisdiction: DVP**  
Request of Rob Mehl, architect for the owner, Sanford Winery LLC, to consider Case No. 05BAR-00000-00227 for **preliminary/final approval of Phase IV for a new tasting room of approximately 2,000 square feet with veranda of approximately 1,600 square feet and conversion of an existing residence of approximately 2,047 square feet into administrative offices.** The following structure exists on the parcel currently: 1,200 square foot residence. Negligible grading required. The property is a 485 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-140-009, located at **5010 Santa Rosa Road**, in the Lompoc area, Third Supervisorial District. **(Continued from 09/12/97, 02/20/98, 07/24/98, 08/21/98, 09/11/98, 02/19/99, 03/05/99, 03/26/99, 04/09/99, 04/23/99 and 06/25/99 & 1/07/00 & 9/30/05)**
- 05BAR-00000-00196 Johnson New Residence Solvang**  
05LUP-00000-00866 (Florence Trotter-Cadena, Planner) **Jurisdiction: Design Overlay**  
Request of James May Macari, architect for the owner, Chris Johnson, to consider Case No. 05BAR-00000-00196 for **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 & 9/9/05)**
- 05BAR-00000-00075 Santa Ynez Presbyterian Church Accessory Structure Santa Ynez**  
04LUP-00000-00775 (Adam Baughman, Planner) **Jurisdiction: Permit Condition**  
Request of Bill Brennan, agent for Santa Ynez Presbyterian Church, to consider Case No. 05BAR-00000-00075 for **revised preliminary/final approval of a new metal storage building of approximately 1,200 square feet.** The following structures currently exist on the parcel: Sanctuary and associated church structures. The proposed project will require less

than 50 cubic yards of cut and fill. The property is a 15.19 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 137-020-084, located at **1825 Alamo Pintado Road** in the Santa Ynez area, Third Supervisorial District.

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

5. **05BAR-00000-00127** **Lengsfelder Residence Additions** **Mission Canyon**  
**05LUP-00000-00898** (Lisa Martin, Planner) **Jurisdiction: Ridgeline: Urban**

Request of Christine Pierron, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00127 for **preliminary approval of a residence addition of approximately 415 square feet and new garage with upper level exercise room of approximately 925 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,188 square feet. The proposed project will require approximately 49 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned E-1 and shown as Assessor's Parcel Number 023-171-025, located at **370 Windsor Way** in the Mission Canyon area, First Supervisorial District. **(Continued from 7/08/05)**

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

6. **03BAR-00000-00153** **Miller New Residence** **Mission Canyon**  
**04LUP-00000-00278** (Robert Dostalek, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual/preliminary/final 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 & 9/16/05)**

7. **05BAR-00000-00188** **Cook New Residence** **Mission Canyon**  
**05LUP-00000-00820**, (Alice Daly, Planner) **Jurisdiction: Ridgeline - Urban**  
**05CUP-00000-00040**

Request of Paul Cook, owner, for **further conceptual review of a remodel to an existing 1760 square foot residence with a 975 square foot bedroom and bathroom addition. The project includes replacement of 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 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 10/14)**

8. **05BAR-00000-00155** **Rodgers Residence Addition** **Mission Canyon**  
**05LUP-00000-00703** (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **preliminary approval 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 & 9/9/05)

9. **Discussion Item** Felts New Garage Santa Barbara  
05LUP-00000-00721 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Ken Felts, owners, to consider a discussion for **new garage of approximately 1,328 square feet, additions to an existing garage of approximately 1,813 square feet with a second story new office of approximately 1,851 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,800 square feet and detached garage of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-013, located at **3550 La Entrada** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/12/05)

**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

10. **05BAR-00000-00180** Lazy "S" Ranch Employee and Farm Dwelling Goleta  
05CUP-00000-00055 (Mark Walter, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Cearnal Andrulaitis, LLP, architect for the owner, Lazy "S" Ranch, to consider Case No. 05BAR-00000-00180 for **conceptual review of a employee apartment of approximately 1,050 square feet and attached garage of approximately 1,050 square feet.** The following structures currently exist on the parcel: a storage barn of approximately 500 square feet with attached garage and guesthouse of approximately 7,416 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 45.82 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-530-017, located at **675 Glen Annie Road** in the Goleta area, Third Supervisorial District.

### Toro Canyon/Summerland/Carpinteria Areas

11. **05BAR-00000-00240** Williams Residence Addition Summerland  
05CDP-00000-00109 (Amy Trester, Planner) **Jurisdiction: Summerland**  
Request of AC Design, Anthony Zermeno, architect for the owners, Carlos and Kathleen Williams, to consider Case No. 05BAR-00000-00240 for **conceptual review of an addition of approximately 406 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,775 square feet and garage of approximately 492 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-141-005, located at **2340 Whitney Avenue** in the Summerland area, First Supervisorial District.
12. **03BAR-00000-00270** Fink New Residence/Garage/Guesthouse/Cabana/Landscape Plan Summerland  
03CDH-00000-00024 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Scott Rowland, architect for the owner, Baret C. Fink, to consider Case No. 03BAR-00000-00270 for **conceptual review for a landscape plan 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)**

13. **05BAR-00000-00241** **Bell New Residence and Attached Garages** **Toro Canyon**  
(No Planner Assigned) **Jurisdiction: Ridgeline –Rural**  
Request of Harrison Design Assoc., architect for the owners, James and Karen Bell, to consider Case No. 05BAR-00000-00241 for **conceptual review of a new residence of approximately 6,754 square feet with attached garages of approximately 1,722 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,258 square feet and an accessory structure of approximately 60s square feet. The proposed project will require approximately 2,000 cubic yards of cut and fill to be determined. The property is a 2.25 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-017, located at **3091 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

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

14. **03BAR-00000-00026** **Frampton (formerly Brown) New Residence**  
**Toro Canyon**  
05LUP-00000-00807 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Cearnal Andrulaitis Architects, architect for the owner, Kevin Frampton, to consider Case No. 03BAR-00000-00026 for **final approval of a new residence of approximately 10,155 square feet, cabana of approximately 392 square feet with an adjacent trellis of approximately 625 square feet, an accessory structure of approximately 200 square feet, pool, tennis court, and landscaping.** The following structure currently exists on the parcel: A garage of approximately 2,043 square feet. The proposed project will require approximately 1,682 cubic yards of cut and approximately 985 cubic yards of fill. The property is a 12.81 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-018, located at **3010 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 4/11/03, 7/09/04, 8/13/04 & 7/15/05)**
15. **04BAR-00000-00321**  
**Toomey New Residence and Detached Three Car Garage** **Toro Canyon**  
04CDP-00000-00141 (Alice Daly, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Peter Becker, architect for the owner, Christopher Toomey, to consider Case No. 04BAR-00000-00321 for **preliminary/final approval of a new residence of approximately 5,200 square feet and detached three car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of 1,500 square feet to be demolished. The proposed project will require approximately 1900 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-056, located at **2820 Torito Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 1/14/05)**
16. **05BAR-00000-00239** **Manuras New Residence and Attached Garage** **Carpinteria**  
05CDP-00000-00108 (Lisa Martin, Planner) **Jurisdiction: Ridgeline: Rural**

Request of Joaquin Ornelas, agent for the owners, Henry and Patty Manuras, to consider Case No. 05BAR-00000-00239 for **conceptual review of a new residence of approximately 1,186 square feet and attached garage of approximately 711 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-220-084, located at **755 Rincon Hill Road** in the Carpinteria area, First Supervisorial District.

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