



COUNTY OF SANTA BARBARA

Revised **BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS**

Meeting Date: November 4, 2005
9:00 A.M.

Revisions: Item No C-1 05BAR-00000-00196 Johnson New Residence 920 Ladan in the Solvang and Item No C-2 04BAR-00000-00321 Toomey New Residence and Detached Three Car Garage @ 2820 Torito Road in Tory Canyon Area were added to the agenda.

Robin Donaldson - Chair
Kathryn Dole - 1st-Vice Chair
James King - 2nd-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

- 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 October 28, 2005 will be considered.

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

C-1. **05BAR-00000-00196** **Johnson New ResidenceSolvang**
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 **final approval on consent 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 & 10/28/05)**

C-2. **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 **final approval on consent 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 10/28/05)**

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 & 10/28/05)**

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. **04BAR-00000-00278** **Sanders New Residence, Garage and Guest House** **Santa Ynez**
04LUP-00000-01145 (Florence Trotter-Cadena, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Fernau & Hartman Architects Inc., architect for the owners, Richard and Rosnell Sanders, to consider Case No. 04BAR-00000-00279 for **preliminary/final approval of a residence of approximately 2,190 square feet, garage of approximately 674 square feet and guest house of approximately 350 square feet.** No structures currently exist

on the parcel. The proposed project will require approximately 3,500 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-300-001, located at **Woodstock Ranch Lot 54** in the Santa Ynez area, Third Supervisorial District. **(Continued from 12/03/04)**

2. **05BAR-00000-00245** **Daniels New Residence** **Santa Maria**
05LUP-00000-01095 (Lilly Feher, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Eric Portelli, architect for the owner, Dave Daniels, to consider Case No. 05BAR-00000-00245 for **conceptual review of a new residence of approximately 8,111 square feet, detached garage and pool house**. The following structures currently exist on the parcel: a residence of approximately 1,400 square feet. The proposed project will require approximately 49 cubic yards of cut and fill. The property is a 23.42 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 129-151-038, located at **2222 Richview Road** in the Santa Maria area, Fourth Supervisorial District.

3. **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 **preliminary/final approval of a residence addition of approximately 1,137 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 & 9/30/05)**

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **05BAR-00000-00112** **Vilkin/Wright Residence Remodel and Addition** **Mission Canyon**
05LUP-00000-00490 (Peter Imhof, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Vadim M. Hsu, architect for the owners, Michael Vilkin and Stephen Wright, to consider Case No. 05BAR-00000-000112 for **preliminary/final approval of a residential addition/remodel involving construction of a first floor addition of approximately 426 square feet and second floor addition of approximately 1,164 square feet to an exiting residence of approximately 2,242 square feet. A new veranda, fish pond, patio improvements are also proposed. The project will involve the widening of the existing driveway and a portion of Holly Road to 20 feet in width and construction of an associated retaining wall ranging from two to seven feet above grade of the existing pavement. Grading for all improvements to the existing residence would not exceed 50 cubic yards of cut and fill. Grading volumes for driveway widening and construction of the proposed retaining wall have not yet been calculated by the applicant**. The property is a 59,988 square foot parcel zoned RR-5-D and shown as Assessor's Parcel Number 023-320-012, located at **2921 Holly Road** in the Mission Canyon area, Second Supervisorial District. **(Continued from 7/15/05)**

The Representatives of the following items should be in attendance at this BAR Meeting by 10:30: A. M.

5. **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 **further conceptual review of new residence of approximately 3,493 square feet with a basement-level attached garage /hobby room of approximately 1,000 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 767 cubic yards of cut and approximately 220 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 & Site Visit 10/14/05)

The Representatives of the following item should be in attendance at these BAR Site Visits by 11:30 A. M.

Site Visit

6. **04BAR-00000-00349**
Klentner New Residence, Attached Garage and Guest Quarters **Toro Canyon**
05CDP-00000-00078 (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 **a site visit 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 & 9/30/05)

Site Visit

7. **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 **a site visit 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 & 10/14/05)

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

8. **04BAR-00000-00349**
Klentner New Residence, Attached Garage and Guest Quarters **Toro Canyon**
05CDP-00000-00078 (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 **further conceptual review/preliminary approval 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 & 9/30/05)
9. **05BAR-00000-00246** **Froelicher Demo/New Residence** **Santa Barbara**
05LUP-00000-01097 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Jason Grant, architect for the owners, John and Karen Froelicher, to consider Case No. 05BAR-00000-00246 for **conceptual review of a new residence of approximately 2,898 square feet and attached garage of approximately 430 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,100 to be demolished. The proposed project will require approximately 8.5 cubic yards of cut and no fill. The property is a 10,595 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-71-017, located at **489 El Sueno Road** in the Santa Barbara area, Second Supervisorial District.

10. **05BAR-00000-00175** **Laguna Blanca Campus Additions** **Hope Ranch**
03CUP-00000-00035 (Peter Lawson, Planner) **Jurisdiction:** CUP/DVP
Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup, to consider Case No. 05BAR-00000-00035 for **further conceptual review of a development plan for additions to an existing building and two new buildings for a private school. Additionally, an expanded parking lot is proposed adjacent to an existing gym.** The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 3,900 cubic yards of cut and approximately 1,800 cubic yards of fill or will not require grading. The property is comprised of 12 parcels totaling 29.6 acres zoned REC and 3.5-EX-1 and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located at **4125 Paloma Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/19/05 and site visit 10/4/05)

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

11. **04BAR-00000-00309** **County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas** **Goleta**
05CUP-00000-00010 (Tom Figg, Planner) **Jurisdiction:** CUP/DVP
Request of Leah Emerson Ridge, agent for the owners, County of Santa Barbara and Verizon Wireless, to consider Case No. 04BAR-00000-00309 for **preliminary/final approval of a faux monopine approximately 50 feet in height.** The property is zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks** in the Goleta area, Second Supervisorial District. (Continued from 1/14/05 & 2/11/05)
12. **03BAR-00000-00072** **Bantilan New Residence** **Goleta**
02LUP-00000-00930 (Mark Walter, Planner) **Jurisdiction:** Ridgeline: **Urban**
Request of Doug Keep, architect for the owner, Gene Bantilan, to consider Case No. 03BAR-00000-00072 for **further preliminary approval of a new residence and attached garage of approximately 5,719 square feet, detached garage of approximately 576 square feet, second unit of approximately 998 square feet, workshop of approximately 1,544 square feet and pool cabana of approximately 100 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 of cut and approximately 3,000 cubic yards of fill. The property is a 3.11 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 067-130-020, located at **4761 Sierra Madre** in the Goleta area, Second Supervisorial District. (Continued from 4/25/03 & 9/09/05 & Site Visit 10/11/05)

Toro Canyon/Summerland/Carpinteria Areas

13. **05BAR-00000-00248** **Nicks New Residence** **Carpinteria/Toro Canyon**

(No Planner Assigned)

Jurisdiction: Ocean Lot

Request of Barbara Bestor, architect for the owner, George Dewey Nicks, to consider Case No. 05BAR-00000-00248 for **conceptual review of a new residence of approximately 3,000 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 70 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 11,366 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-007 located at **3292 Beach Club Road** in the Carpinteria area, First Supervisorial District.

14. **05BAR-00000-00090** **Severy New Residence and New Gate House** **Toro Canyon**
05LUP-00000-00939 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00090 for **preliminary approval of a new residence of approximately 5,363 square feet, a garage of approximately 816 square feet and guest house of approximately 500 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 875 cubic yards of cut and 810 cubic yards of fill for the residence and 5 cubic yards of cut and 75 cubic yards of fill for the guesthouse. The property is a 5.25 acre zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05)

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

15. **05BAR-00000-00250** **Topham New Garage** **Toro Canyon**
05CDP-00000-00016 (Allen Bell, Planner) **Jurisdiction: Toro Canyon**
Request of Gina Giannetto, agent for the owner, Richard Topham, to consider Case No. 05BAR-00000-00250 for **conceptual review of a new garage of approximately 240 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,800 square feet, guest house of approximately 800 square feet, greenhouse of approximately 300 square feet and sheds of approximately 200 square feet. The proposed project will require no cut and approximately 2 to 4 cubic yards of fill. The property is a 1.185 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-300-019, located at **1731 La Mirada Drive** in the Carpinteria area, First Supervisorial District.
16. **05BAR-00000-00251** **O'Neil Residence Addition and New Garage** **Summerland**
(No Planner Assigned) **Jurisdiction: Summerland**
Request of Richard Johnson, architect for the owner, Jeffrey O'Neil, to consider Case No. 05BAR-00000-00251 for **conceptual review of a residence addition of approximately 1,800 square feet and new garage of approximately 400 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,473 square feet. The proposed project will not require grading. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at **2551 Wallace Avenue** in the Summerland area, First Supervisorial District.
17. **03BAR-00000-00114** **Perkins New Mixed Use Building** **Summerland**
03CDP-00000-00044 (Peter Lawson, Planner) **Jurisdiction: Summerland**
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 & 9/16/05)

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