



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: November 18, 2005
9:00 A.M.

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 November 4, 2005 will be considered.
- IV. CONSENT AGENDA: (Time Certain 8:30 a.m.)**

- C-1. 05BAR-00000-00151 Henderson Residence Addition Summerland**
05MOD-00000-00005 (Robert Dostalek, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Victor Schumacher, architect for the owner, John Henderson, to consider Case No. 05BAR-00000-00151 for **final approval on consent with modification findings of a residence addition of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,557 square feet and garage of approximately 564 square feet. The proposed project will not require grading. The property is a 5,988 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-153-009, located at **144 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 7/15/05 & 8/19/05)
- C-2. 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 **final approval on consent 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 & 11/04/05)
- C-3. 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 & 11/04/05)
- C-4. 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 & 11/04/05)

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

Current Status of the BAR regional organization with Ron Cortez and Jason Stilwell.

(Time Certain 9:15 a.m.)

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/Lompoc

1. **04BAR-00000-00104** **The Winery (Warehouse) at Los Alamos LLC** **Los Alamos**
03DVP-00000-00021 (Adam Baughman, Planner) **Jurisdiction: DVP**
Request of Larry Thibeault, agent for the owner, The Winery at Los Alamos LLC, to consider Case No. 04BAR-00000-00104 for **preliminary/final approval of a development of a Wine Barrel Warehouse/Storage Facility of approximately 36,368 square feet with 8,030 square feet of paving and a water tank of approximately 920 square feet. The proposed structure would be completely underground, 26' in height from finished floor to the rooftop, and not visible from US Highway 101. The facility (specifically, the loading dock area) would only be partially visible from Bell St. Landscaping is proposed to screen/soften views of the project from public viewing areas and roof-top mounted equipment is prohibited.** No structures currently exist on the parcel. The proposed project will require approximately 25,600 cubic yards of cut, 340 cubic yards of fill, and approximately 25,260 cubic yards of export. The property is a 2.32 acre parcel zoned 100-AG (proposed change to AG-II-40) and shown as Assessor's Parcel Number 101-100-023, located at a **parcel south of Highway 101, west of Cat Canyon Road, and east of Bell Street, northwest of Los Alamos**, in the Los Alamos area, Third Supervisorial District. (Continued from 6/25/04)
2. **05BAR-00000-00264** **Gormley New Wall Sign** **Los Alamos**
05LUP-00000-01171 (Florence Trotter-Cadena, Planner) **Jurisdiction: Sign**
Request of Gerald L. Gormley, owner, to consider Case No. 05BAR-00000-00264 for **conceptual review of a projecting sign of approximately 3 square feet on Bell Street frontage and one wall sign on the Helena Street frontage.** The following structures currently exist on the parcel: a building of approximately 1,200 square feet and structure with two bathrooms of approximately 300 square feet. The proposed project will not require grading. The property is a 5000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 101-191-002, located at **508 Bell Street** in the Los Alamos area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **05BAR-00000-00162** **Vogue/San Marcos Self Storage Signage** **Santa Barbara**
05SCC-00000-00015 (Amy Trester, Planner) **Jurisdiction: Sign**
Request of John Larson, M. Timm Development, agent for the owners, Vogue Sign Company, to consider Case No. 05BAR-00000-00162 for **preliminary/final approval of three new signs of approximately 2'3 3/4" by 8'2 1/2", 2'9" by 10'7" and 4' by 5'4".**The following structures currently exist on the parcel: a storage facility. The proposed project will not require grading. The property is a 2.06 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-110-026, located at **4093 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/12/05 & 9/09/05)
4. **04BAR-00000-00200** **Abston Residence Addition** **Mission Canyon**
04MOD-00000-00014, (Mark Walter, Planner) **Jurisdiction: Ridgeline: Urban**
04LUP-00000-01242
Request of Gretchen Zee, architect for the owners, Lorraine and Bryan Abston, to consider Case No. 04BAR-00000-00200 for **final approval of modification of the front yard setback from the road right-of-way and an addition and remodel of approximately 1,672 square feet to an existing residence. The setback modification would result in a setback reduction of 2.0 feet (10%) from the road right-of-way.** The following

structures currently exist on the parcel: a residence of approximately 1,272 square feet and garage of approximately 240 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 60 cubic yards of fill. The property is a .10 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-212-032, located at **2964 La Combadura** in the Mission Canyon area, First Supervisorial District. (Continued from 8/13/04 & 4/29/05)

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

5. 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 **further conceptual review of a remodel and one story addition of approximately 1,800 square feet to an existing one story 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. (Continued from 10/14/05 and Site Visit 11/01/05)
6. 05BAR-00000-00255 Isovich Demolition/New Residence Hope Ranch
05LUP-00000-01149, (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**
05MOD-00000-00011
Request of Jim Satzinger, architect for the owners, Angel and Lisa Isovich, to consider Case No. 05BAR-00000-00255 for **conceptual review/preliminary approval of new residence of approximately 3,408 square feet and attached garage of approximately 684 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,401 square feet to be demolished. The proposed project will require approximately 31 cubic yards of cut and approximately 96 cubic yards of fill. The property is a 27,091 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-016, located at **4025 Lago Drive** in the Hope Ranch area, Second Supervisorial District.
7. 03BAR-00000-00254 Warburton New Residence Mission Canyon
(No Planner Assigned) **Jurisdiction: Ridgeline: Urban**
Request of Carl Lindberg, agent for the owner, Jeff Warburton, to consider Case No. 03BAR-00000-00254 for **revised conceptual review of a new residence of approximately 2,216 square feet and garage of approximately 486 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 950 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 8,751 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-161-019, located at **2982 Glen Albyn Road** in the Mission Canyon area, First Supervisorial District. (Continued from 10/03/03)

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. 05BAR-00000-00262 Lee Commercial Signage (Sushiya) Goleta
05SCC-0000-00020 (Amy Trester, Planner) **Jurisdiction: Sign**

Request of Jeachoul Shin, agent for Dong Sik Lee, to consider Case No. 05BAR-00000-00262 for **conceptual review of 3 wall signs of approximately 25.5 total square feet**. The following structures currently exist on the parcel: a commercial building. The proposed project will not require grading. The property is a .44 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-003, located at **955 Embarcadero Del Mar** in the Goleta area, Third Supervisorial District.

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

9. Discussion Ballantyne New Residence, Guesthouse and Barn Gaviota
 05LUP-00000-00611 (Allen Bell, Planner) **Jurisdiction: Section 2-33.12c**
 Request of Santa Barbara Planning and Development for BAR to render its advice on a proposal by the owner, Lynn Ballantyne, for the **construction of a new residence of 9,300 square feet with a basement of 696 square feet, new guesthouse of 800 square feet with attached garage of 568 square feet and new barn of 1,200 square feet**. No structures currently exist on the parcel. The proposed project will require 6,000 cubic yards of cut and fill. The property is a 17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-090-036, located at **500 Farren Road** in the Gaviota area, Third Supervisorial District. (Continued from 9/09/05 and Site Visit 11/15/05)

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

Toro Canyon/Summerland/Carpinteria Areas

10. 05BAR-00000-00176 Smyth Demolition/New Residence and Garage Summerland
 05CDP-00000-00096 (Robert Dostalek, Planner) **Jurisdiction: Ridgeline - Rural**
 Request of Tom Meaney, architect for the owner, Lori Smith, to consider Case No. 05BAR-00000-00176 for **further conceptual/preliminary approval of a new residence of approximately 5,550 square feet and detached garage of approximately 750 square feet**. The following structures currently exist on the parcel: a residence to be demolished of approximately 7,450 square feet with a basement of approximately 2,420 square feet. The proposed project will require approximately 600 cubic yards of cut and fill. The property is a .93 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-110-004, located at **240 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 8/12/05)
11. 05BAR-00000-00235 Roulet Residence Additions Toro Canyon
 02CDP-00000-00156 (Amy Trester, Planner) **Jurisdiction: Toro**
 Request of Jeanne Roulet, owner, to consider Case No. 05BAR-00000-00235 for **preliminary approval 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. (Continued from 10/14/05)
12. 05BAR-00000-00123 Alger Residence Addition/Remodel (Formally Frampton) Toro Canyon
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 & 10/14/05 and Site Visit 11/04/05)**

- 13. 05BAR-00000-00254 RMP Family Trust Accessory Structure Carpinteria**
 05CDH-00000-00042 (Robert Dostalek, Planner) **Jurisdiction: Ocean Lot**
 Request of Tom Ochsner, architect for the owner, RMP Family Trust, to consider Case No. 05BAR-00000-00254 for **conceptual review of a new detached BBQ Hut Structure of approximately 576 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,634 square feet, guesthouse of approximately 448 square feet and two car garage with storage of approximately 652 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 20,094 square foot parcel zoned 7-R-1, RES100, CZ and shown as Assessor's Parcel Number 004-031-012, located at **4599 Del Mar Avenue** in the Carpinteria area, First Supervisorial District.

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

- 14. 04BAR-00000-00297 Jimenez New Residence Carpinteria**
 04CDP-00000-00095 (Lisa Hosale, Planner) **Jurisdiction: Section 2-33.12c**
 Request of Don Nulty, architect for the owner, Manuel Jimenez, to consider Case No. 04BAR-00000-00297 for **preliminary approval of a new residence of approximately 9,764 square feet and attached garage of approximately 606 square feet, and detached agricultural structure of approximately 856 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,000 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 13.27 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-101-047, located at **6858 Casitas Pass Road** in the Carpinteria area, First Supervisorial District. **(Continued from 12/17/04)**

- 15. 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 **further 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 & 10/28/05)**

- 16. 05BAR-00000-00134 Montgomery Residence Addition Toro Canyon**
 05CDH-00000-00021 (Errin Briggs, Planner) **Jurisdiction: Toro**

Request of Barry Horwitz, agent for the owner, Robert Montgomery, to consider Case No. OBAR-00000-00134 for **preliminary/final approval of residence addition of approximately 1,413 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,438 square feet. The proposed project will require approximately 125 cubic yards of cut and fill. The property is a 0.9 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-034, located at **3319 Padaro Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 7/8/05)**