



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: December 2, 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.
-

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 18, 2005 will be considered.
- IV. CONSENT AGENDA: (Time Certain 8:30 a.m.)**

- C-1. 05BAR-00000-00208 Taylor As-Built Enclosed Deck Toro Canyon**
05CDH-00000-00030 (Errin Briggs, Planner) **Jurisdiction: Coastal**
Request of James Macari, agent for the owner, Rowena Taylor, to consider Case No. 05BAR-00000-00208 for **preliminary/final approval on consent of an existing enclosed deck of approximately 357 square feet and approximately 12 feet in height.** The following structures currently exist on the parcel: a residence of approximately 993 square feet and guest house of approximately 1,292 square feet. The proposed project will not require grading. The property is a 9,583 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-011, located at **3557 Padaro Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 9/09/05 & 9/16/05)**
- C-2. 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 **final approval on consent 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 & 11/04/05)**
- C-3. 05BAR-00000-00024 Turner Residence Remodel and Rebuild Cabana Hope Ranch**
05CDH-00000-00002 (Tina Ryder, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Harrison Design Associates, Bernard Austin, architect for the owner, Lyle Turner, to consider Case No. 05BAR-00000-00024 for **preliminary/final on consent of the exterior remodel of an existing 5,669 square foot, 2-story, single family residence and 541 square foot pool cabana, and the installation of new landscaping and hardscape. There would be no change in square footage of either structure. The structural remodel would involve the replacement of all existing exterior doors and windows, the construction of three new unenclosed porches, and the change of roof and building finish surfaces. New walls and gates of 6 foot maximum height are also proposed.** The following structures currently exist on the parcel: a residence of approximately 5,669 square feet and cabana of approximately 541 square feet and attached garage of approximately 1,148 square feet. The property is a 1.46 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-023, located at **4025 Bajada Lane** in the Hope Ranch area, Second Supervisorial District. **(Continued from 3/11/05 & 8/12/05)**
- C-4. 05BAR-00000-00264 Gormley New Wall Sign Los Alamos**
05LUP-00000-01171 (Shelly Ingram, Planner) **Jurisdiction: Sign**
Request of Gerald L. Gormley, owner, to consider Case No. 05BAR-00000-00264 for **preliminary/final on consent 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. **(Continued from 11/18/05)**
- C-5. 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. 05BAR-00000-00134 for **final approval on consent 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 & 11/18/05)**

V. **BAR MEMBERS INFORMATIONAL BRIEFINGS:**

VI. **STAFF UPDATE:** Lisa Plowman, Deputy Director, Comprehensive Planning will be providing an update on the December 15, 2005 Planning Commission workshop on Principles of Sustainable Development.

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-00000-00267 Osha Overall Sign Plan Santa Ynez
05OSP-00000-00003 (Lorie Baker, Planner) **Jurisdiction: Sign**
Request of Arthur and Cherise Osha, owners, to consider Case No. 05BAR-00000-00267 for **conceptual review/preliminary/final approval of an overall sign plan**. The following structures currently exist on the parcel: a mixed use building of approximately 11,600 square feet. The property is a 25,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 143-214-016, located at **3563 Numancia Street** in the Santa Ynez area, Third Supervisorial District.
2. 05BAR-00000-00152 Williams New Residence Lompoc
05LUP-00000-01197 (Shelly Ingram, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Ken Pieper and Associates, agent for the owners, Gerald and Susan Williams, to consider Case No. 05BAR-00000-00152 for **preliminary/final approval of a new residence of approximately 3,371 square feet**. The following structures currently exist on the parcel: a water tank. The proposed project will require approximately 21 cubic yards of cut and 474 cubic yards of fill. The property is a 22.984 acre parcel zoned AG rural area and shown as Assessor's Parcel Number 099-330-013, located at **3300 Catalina Road** in the Lompoc area, Fourth Supervisorial District. **(Continued from 6/24/05)**

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. 05BAR-00000-00270 Hewitt/Kunz Residence Additions Mission Canyon
05LUP-00000-01180 (No Planner Assigned) **Jurisdiction: Mission**
Request of Peter Becker, architect for the owners, Paul Hewitt and Monica Kunz, to consider Case No. 05BAR-00000-00270 for **conceptual review of a second story addition of approximately 488 square feet and first floor addition of approximately 447 square feet to an existing residence**. The following structures currently exist on the parcel: a residence of approximately 1,474 square feet and detached garage of approximately 383.5 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 6,969.6 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-039, located at **814 Cheltenham Road** in the Mission Canyon area, Second Supervisorial District.
4. 05BAR-00000-00269 Dosch Residence Addition Mission Canyon
05LUP-00000-01179 (Amy Trester, Planner) **Jurisdiction: Mission**
Request of Peter Becker, architect for the owners, Steven and Renee Dosch, to consider Case No. 05BAR-00000-00269 for **conceptual review of a residence addition of approximately 678 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,633 square feet and garage of approximately 642 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 10,018.8 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-141-011, located at **959 Cheltenham Road** in the Mission Canyon area, First Supervisorial District.

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

5. **05BAR-00000-00268** **Hallig New Carport** **Mission Canyon**
(No Planner Assigned) **Jurisdiction: Mission**
Request of Douglas Jernberg, applicant and Beatrice Hallig, owner, to consider Case No. 05BAR-00000-00268 for **conceptual review of a new carport of approximately 1,100 square feet**. The following structures currently exist on the parcel: a residence of approximately 5,428 square feet. The proposed project will require no cut and approximately .130 cubic yards of fill. The property is a .46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-067, located at **991 Tornoe Road** in the Mission Canyon area, First Supervisorial District.
6. **05BAR-00000-00275** **Santa Barbara Botanic Garden, Inc. Accessory Structure** **Mission Canyon**
02NEW-00000-00138/99DP-043 (Alex Tuttle, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Gil Barry, architect for the owner, Santa Barbara Botanic Garden, Inc., to consider Case No. 05BAR-00000-00275 for **conceptual review of a rebuild and alteration of an existing accessory structure of approximately 355 square feet**. The following structures currently exist on the parcel: a main structure of approximately 2,000 square feet and accessory storage building of approximately 400 square feet. The proposed project will not require grading. The property is a 1.24 acre parcel zoned REC and shown as Assessor's Parcel Number 023-060-038, located at **1007 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District.
7. **05BAR-00000-00265** **Keate Demolition/New Residence** **Mission Canyon**
(No Planner Assigned) **Jurisdiction: Mission Canyon**
Request of Shubin and Donaldson, architects for the owners, Elizabeth and Mark Keate, to consider Case No. 05BAR-00000-00265 for **conceptual review of a new single story residence of approximately 2,018 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,014 square feet, detached garage of approximately 651 square feet and a guesthouse of approximately 507 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 1.42 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-340-005, located at **2680 Holly Road** in the Mission Canyon area, First Supervisorial District.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. **05BAR-00000-00236** **Bond New Residence** **Goleta**
05LUP-0000-01045 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Hochausser and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **further 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. **(Continued from 10/14/05 and Site Visit 11/08/05)**

The Representatives of the following items should be in attendance at this BAR Meeting by 11:30: A. M.

9. **Discussion Item** **Gottschall Change of Use/Commercial** **Isla Vista**
05CDP-00000-00008 (Robert Dostalek, Planner) **Jurisdiction: Section 2-33.12c**
Request of Planning and Development, for the owner, Han-Sun Gottschall, for a discussion **on a change of use project which requires new rooftop mechanical equipment and a visual screen to shield the equipment from public view. Discussion item topic: Explore potential options/alternatives for the visual screen through design, material and/or color scheme to improve/enhance visual interest and/ or provide a level of visual relief with respect to the existing on-site and surrounding structures.** The following structures currently exist on the parcel: a mixed-use (commercial and residential) building of approximately 3,448 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-006, located at **6578 Trigo Road** in the Isla Vista area, Third Supervisorial District.

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

Toro Canyon/Summerland/Carpinteria Areas

10. **05BAR-00000-00289** **McCullough Residence Addition and New Garage** **Summerland**
05CDP-00000-00131 (No Planner Assigned) **Jurisdiction: Ridgeline - Urban**
Request of Jason Grant, architect for the owner, Robert McCullough, to consider Case No. 05BAR-00000-00289 for **conceptual review of a residence addition of approximately 1,375 square feet and new two car garage of approximately 480 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,795 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a .46 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-132-008, located at **2215 Calle Culebra** in the Summerland area, First Supervisorial District.
11. **05BAR-00000-00288** **Moss New Garage** **Toro Canyon**
05LUP-00000-01244 (No Planner Assigned) **Jurisdiction: Ridgeline - Urban**
Request of Martha Gray, architect for the owners, Stuart and Sandy Moss, to consider Case No. 05BAR-00000-00288 for **conceptual review of a new garage of approximately 1,224 square feet with approximately 843 square feet of additional space.** The following structures currently exist on the parcel: a residence of approximately 2,350 square feet. The proposed project will require approximately 340 cubic yards of cut and no fill. The property is a 5.02 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-010-064, located at **1038 Ladera Lane** in the Toro Canyon area, First Supervisorial District.
12. **05BAR-00000-00282** **Claus LLC Mixed-Use** **Toro Canyon**
(No Planner Assigned) **Jurisdiction: Coastal/Toro Canyon**
Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **conceptual review of a mixed-use building consisting of commercial use of approximately 5,139 square feet with 1,296 square feet of commercial porches and 180 square feet of commercial covered parking and residential use of approximately 5,111 square feet with 306 square feet of residential porches and balconies and 1,180 square feet of residential covered parking.** The following structures currently exist on the parcel: an industrial building used as a retail showroom of approximately 1,100 square feet to be demolished. Project also included the demolition of existing paving. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 17,127 square foot parcel zoned C-1 and shown as Assessor's Parcel Numbers 005-450-002 and 005-450-001, located at **3717 Santa Claus Lane** in the Carpinteria area, First Supervisorial District.

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

13. **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 & 11/04/05)**
14. **05BAR-00000-00291** **Benon New Residence** **Toro Canyon**
(No Planner Assigned) **Jurisdiction: Ridgeline - Rural**
Request of Alan McCleod, Shubin and Donaldson Architects, architect for the owners, Leon and Barbara Benon, to consider Case No. 05BAR-00000-00291 for **conceptual review of a new residence of approximately 7,428 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,600 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 10.74 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 155-230-018, located at **785 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
15. **05BAR-00000-00292** **Benon New Residence** **Toro Canyon**
(No Planner Assigned) **Jurisdiction: Ridgeline - Rural**
Request of Alan McCleod, Shubin and Donaldson Architects, architect for the owners, Leon and Barbara Benon, to consider Case No. 05BAR-00000-00292 for **conceptual review of a new residence of approximately 6,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 684 cubic yards of cut and approximately 222 cubic yards of fill. The property is a 2.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-230-017, located at **785 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
16. **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)**