



# COUNTY OF SANTA BARBARA

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## BOARD OF ARCHITECTURAL REVIEW UNAPPROVED MINUTES

Meeting Date: December 16, 2005  
9:00 A.M.

**NOTE: The Minutes of December 16, 2005 will be considered by the SBAR at their January 27, 2005 meeting for all South County BAR projects and the CBAR at their January 13, 2005 meeting for all Central Coast projects.**

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Robin Donaldson - Chair	Santa Barbara County
Kathryn Dole - 1st-Vice Chair	Engineering Building, Room 17
James King - 2 <sup>nd</sup> -Vice Chair	123 East Anapamu Street
Bethany Clough	Santa Barbara, California 93101
Pamela Ferguson-Ettinger	(805) 568-2000
Valerie Froscher	
Chris Roberts	
Kris Miller-Fisher	
Anita Hodosy - BAR Secretary	
Peter Imhof - Planner III	

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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 December 2, 2005 will be considered.

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

C-1. **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. 05CDH-00000-00021 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)**

C-2. **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 on consent 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, 11/18/05 & 12/02/05)**

C-3. **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 **preliminary/final approval on consent 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. **(Continued from 11/04/05)**

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.**

1. **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 **preliminary/final approval 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 & 11/18/05)

2. **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 **preliminary approval of a conversion of an existing residence to a second residential unit of approximately 1,200 square feet (BAR review not required), with an attached garage/stairwell of approximately 572 square feet, a second story workshop of approximately 418 square feet, a new residence of approximately 4,877 square feet with an attached garage of approximately 532 square feet, a pool, and spa.** 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 & 12/02/05)
3. **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 **preliminary/final approval 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. (Continued from 12/02/05)

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

**Santa Maria/Santa Ynez/Los Olivos/Solvang/Los Alamos Areas**

4. **05BAR-00000-00293** **Acorn Plaza Shopping Center Exterior Remodel** **Orcutt**  
(No Planner Assigned) **Jurisdiction: Orcutt**  
Request of Urban Planning Concepts, agent for the owner, Inland Pacific Builders, to consider Case No. 05BAR-00000-00293 for **conceptual review of an exterior remodel of the existing Acorn Plaza Shopping Center.** The following structures currently exist on the parcel: two structures of approximately 31,090 square feet and approximately 28,730 square feet, landscaping and parking. The proposed project will not require grading. The property is a 15.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-334-032, -033 located at **4869 S. Bradley Road** in the Orcutt area, Fourth Supervisorial District.
5. **05BAR-00000-00034** **Cisneros Additions** **Santa Maria**  
05CUP-00000-00018 (Lilly Feher, Planner) **Jurisdiction: Section 2-33.12c**  
Request of **Santa Barbara County Planning and Development** for BAR to render its **advice on Case No. 05BAR-00000-00034 for a proposed cooler addition of**

**approximately 13,650 square feet, box storage warehouse of approximately 24,000 square feet and shade canopy of approximately 7,000 square feet.** The following structures currently exist on the parcel: a produce cooling facility of approximately 20,000 square feet. The proposed project will not require grading. The property is a 21 acre parcel zoned U and shown as Assessor's Parcel Number 129-010-035, located at **2780 Telephone Road** in the Santa Maria area, Fifth Supervisorial District. **(Continued form 4/08/05)**

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

6. **03BAR-00000-00294 Orcutt Creek Residential Subdivision Orcutt**  
03TRM-00000-00001 (Steve Rodriguez, Planner) **Jurisdiction: Orcutt**  
Request of Ravatt Albrecht & Associates, agent and architect for the owners, Cary Fierro and Shannon Faries, to consider Case No. 03-BAR-00000-00294 for **final approval of residential subdivision of approximately 2,220 to 2,775 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,158 square feet and accessory barn of approximately 1,544 square feet. The proposed project will require approximately 2,044 cubic yards of cut and approximately 4,000 cubic yards of fill. The property is a 9.28 acre parcel zoned PRD 1.8 and shown as Assessor's Parcel Number 103-740-016, located at **5301 Bradley Road** in the Orcutt area, Fourth Supervisorial District. **(Continued from 10/31/03 & 1/30/04 & 4/02/04 & 4/30/04 & 7/16/04 & 8/27/04 & 10/01/04 & 11/19/04)**
7. **05BAR-00000-00279 Millican New Barns Santa Ynez**  
05LUP-00000-01209 (Brian Tetley, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Wally Millican, owner, to consider Case No. 05BAR-00000-00279 for **conceptual review of a storage barn of approximately 836 square feet and a hay barn of approximately 252 square feet with a porch of approximately 108 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 133-170-008, 009, located at **3461 W. Oak Trails** in the Santa Ynez area, Third Supervisorial District.

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

8. **05BAR-00000-00280 Williams New Barn Buellton**  
05LUP-00000-01211 (Lorie Baker, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Kathleen L. Ealand, agent for the owner, Norman L. Williams, to consider Case No. 05BAR-00000-00280 for **conceptual review of a new barn of approximately 2,000 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,500 square feet. The proposed project will not require grading. The property is a 650 acre parcel zoned AG and shown as Assessor's Parcel Number 099-190-077, located at **1153 W. Highway 246 B** in the Buellton area, Third Supervisorial District.
9. **05BAR-00000-00067**  
**Lear Land Company Mixed Use Building (aka The Junction) Los Alamos**  
03DVP-00000-00003 (Anne Coates, Planner) **Jurisdiction: Los Alamos**  
Request of Jim Reed, architect for the owner, Lear Land Company, to consider Case No. 05BAR-00000-00067 for **further conceptual review of a mixed use building of approximately 26,038 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 172 cubic yards of cut and approximately 2,132

cubic yards of fill. The property is a 36,000 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 101-260-006, 007, located at **the corner of Bell and Main Street** in the Los Alamos area, Third Supervisorial District. (Continued form 4/08/05, 6/10/05 & 7/29/05)

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

10. **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-0000-00227 for **revised preliminary 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 structures currently exist on the parcel currently: a winery complex of approximately 40,000 square feet including a residence of approximately 1,200 square feet. 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 and Fourth Supervisorial Districts. (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, 06/25/99 & 1/07/00 & 9/30/05 & 10/28/05)

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

11. **05BAR-00000-00178** **Lengsfelder New Residence** **Mission Canyon**  
05LUP-00000-00920 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Tony Xiques, Design Systems, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00178 for **preliminary/final approval of a new residence of approximately 1,690 square feet and a attached garage of approximately 532 square feet.** The following structures currently exist on the parcel: a garage of approximately 520 square feet to be demolished. The proposed project will not require grading. The property is a 5,277 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-211-002, located at **2997 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/12/05)

12. **04BAR-00000-00106** **Fuller and Green New Residence and Garage** **Mission Canyon**  
05LUP-00000-00827 (Alex Tuttle, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Ferguson-Ettinger Architects, Inc., agent for the owners, Andrew Fuller and Stephanie Greene, to consider Case No. 04BAR-00000-00106 for **preliminary/final approval of a new residence of approximately 2,748 square feet, garage of approximately 514 square feet with workroom of approximately 514 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,763 square feet, garage of approximately 448 square feet (structures to be demolished.) The proposed project will require approximately 180 cubic yards of cut and approximately 180 cubic yards of fill. The property is a 46,000 square foot parcel zoned 1-E-1-E and shown as Assessor's Parcel Number 023-070-024, located at **2257 Las Canoas Road** in the Mission Canyon area, First Supervisorial District. (Continued from 6/04/04)

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

13. **05BAR-00000-00133**  
**Rameson Residence Addition, New Garage, Guest House, Wine Cellar, Green House and Pool.** **Hollister Ranch**  
05CDH-00000-00020 (Tina Ryder, Planner) **Jurisdiction: Ridgeline - Coastal**  
Request of Jason Grant, agent for the owner, Bill Rameson, to consider Case No. 05BAR-00000-00133 for **preliminary approval of a residence addition of**

**approximately 1,578 square feet, new three car garage of approximately 1,035 square feet, new guest house of approximately 800 square feet, new green house of approximately 392 square feet, new wine cellar of approximately 216 square feet and new pool and spa.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet. The proposed project will require approximately 445 cubic yards of cut and approximately 285 cubic yards of fill. The property is a 100 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-680-024, located at **Parcel 73** in the Hollister Ranch area, Third Supervisorial District. **(Continued from 7/08/05)**

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

**Toro Canyon/Summerland/Carpinteria Areas**

14. **05BAR-00000-00277** **Cima Del Mundo Partner LLC New Residence** **Toro Canyon**  
05LUP-00000-01201 (No Planner Assigned) **Jurisdiction: Ridgeline - Urban**  
Request of Don Nulty, architect for the owner, Cima Del Mundo partner LLC , to consider Case No. 05BAR-00000-00277 for **conceptual review of new residence and garage of approximately 7,859 square feet and guest house of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,900 cubic yards of cut and fill. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-020, located at **815 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District.
15. **05BAR-00000-00160** **Souza Residence Addition** **Toro Canyon**  
05LUP-00000-01130 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline -Urban**  
Request of Tom Ochsner, architect for the owners, John and Gretchen Souza, to consider Case No. 05BAR-00000-00160 for **preliminary/final approval of a residence addition of approximately 1,072 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 7/15/05)**
16. **05BAR-00000-00281** **Adizes New Residence** **Carpinteria**  
(No Planner Assigned) **Jurisdiction: Ridgeline - Rural**  
Request of Bill Wolf of Pacific Architects, architect for the owners, Ichak and Nurith Adizes, to consider Case No. 05BAR-00000-00281 for **conceptual review of a new residence of approximately 7,131 square feet and garage of approximately 650 square feet and pool house of approximately 847 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-190-042, located at **6404 Via Real** in the Carpinteria area, First Supervisorial District.
17. **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 **preliminary approval 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. **(Continued from 10/28/05)**

