



# COUNTY OF SANTA BARBARA

## CENTRAL BOARD OF ARCHITECTURAL REVIEW AGENDA

Solvang Municipal Court  
1745 Mission Drive, Suite C  
Solvang, CA 93463  
(805) 568-2000

**Meeting Date: June 13, 2014**  
**9:00 A.M.**

Bethany Clough, **Chair**  
C. Puck Erickson-Lohnas **Vice-Chair**  
Kris Miller Fisher  
Robin Brady  
Greg Donovan  
Brett Ettinger, Alternate  
Lowell Lash, Alternate  
John Karamitsos, Supervising Planner  
Anita Hodosy-McFaul, CBAR Secretary

- 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.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Requests for change of scheduling should be made to Planning and Development, 123 E. Anapamu Street, Santa Barbara, Telephone (805) 884-6833 or 624 W. Foster Road, Santa Maria, California 93455; Telephone (805) 934-6250.
- If your case appears on the 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 (8:45 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
  - **The order of presentation after the Chairman introduces the item is as follows:**
    1. Presentation by the applicant.
    2. Questions by the Board.
    3. Public Comment.
    4. Additional response by applicant/staff.
    5. Board consideration of Findings and Conditions of Approval.
    6. Motion, discussion of motion, decision, and vote by the Board.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Central Board of Architectural Review and that are distributed to a majority of all of the members of the Central Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara or 624 W. Foster Road, Suite C, Santa Maria, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Central Board of Architectural Review and that are distributed to a majority of all of the members of the Central Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at 1745 Mission Street, Suite C, Solvang, CA.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** 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 May 9, 2014, will be considered.

**IV. CONSENT AGENDA:**

**The Representatives of the following items should be in attendance at this CBAR Meeting by 9:00 A. M.**

- C-1. 13BAR-00000-00129                      Brander Vineyard Signage                      Los Olivos**  
13SCC-00000-00015 (Joyce Gerber, Planner)                      **Jurisdiction: Signage**  
Request of Rob Mehl, architect for the owner, Fred Brander, to consider Case No. 13BAR-00000-00129 for **final approval on consent of one entrance wall sign of approximately 21 square feet and two 10 feet high pole signs with signage of approximately 25 square feet each – one sign is existing to be refurbished and the other a newly proposed.** The following structures currently exist on the parcel: a winery, barn, storage buildings. The proposed project will not require grading. The property is a 11.56 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 135-250-036, located at **2401 Refugio Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 7/19/13 & 5/09/14)
- C-2. 14BAR-00000-00081                      Grand Court LLC Revised Signage                      Los Olivos**  
14SCC-00000-00008 (Joyce Gerber, Planner)                      **Jurisdiction: Signage**  
Request of Jones & Jones, LLP, F. Evans Jones, architect for the applicant, Meridian Management, Rob Ramirez c/o Lou Weider, to consider Case No. 14BAR-00000-00081 for **preliminary and final on consent of one revised ground mounted sign approximately 26 square feet, one revised wall sign of approximately 20 square feet and one projecting sign of approximately 3 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 6,252 square feet. The proposed project will not require grading. The property is a .22 acre parcel zoned C-2 and shown as Assessor's Parcel Number 135-091-005, located at **2923 Grand Avenue** in the Los Olivos area, Third Supervisorial District. (Continued from 5/09/14)
- C-3. 14BAR-00000-00084                      Escalera-Boulet, LLC Deck and Trellis                      Los Olivos**  
14LUP-00000-00147 (Dana Eady, Planner)                      **Jurisdiction: Commercial**  
Request of Jones & Jones, LLP, F. Evans Jones, architect for the owners, Escalera-Boulet, LLC, to consider Case No. 14BAR-00000-00084 for **preliminary and final on consent of new wood deck of approximately 506 square feet and wood trellis of approximately 480 square feet.** The following structures currently exist on the parcel: two commercial structures with an approximate total of 6,252 square feet. The proposed project will not require grading. The property is a .22 acre parcel zoned C-2 and shown as Assessor's Parcel Number 135-091-005, located at **2923 Grand Avenue** in the Los Olivos area, Third Supervisorial District. (Continued from 5/09/14)

**V. CBAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE:**

**VII. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this CBAR Meeting by 9:30 A. M.**

1. **Courtesy Review**      **Los Alamos Pedestrian Circulation and Parking Plan**      **Los Alamos**  
(Rosie Dyste, Planner)      **Jurisdiction:**  
Request of Rosie Dyste, Senior Planner from Santa Barbara County Planning and Development, Long Range Planning Division, for **courtesy review of conceptual plans for the Los Alamos Pedestrian Circulation and Parking Plan** project located within Third Supervisorial District.
  
2. **13BAR-00000-00099**      **Grunzweig New Residence, Garage and Gym**      **Santa Ynez**  
14LUP-00000-00116 (Joyce Gerber, Planner)      **Jurisdiction: Design Overlay**  
Request of Sam Holroyd, architect for the owners, Jonathan and Christina Grunzweig, to consider Case No. 13BAR-00000-00099 for **preliminary approval of a demolition of an existing two story residence of approximately 4,249 square feet and attached garage of approximately 804 square feet, a new residence or approximately 5,069 square feet, garage of approximately 774 square feet and gym of approximately 603 square feet.** The following structures currently exist on the parcel: a main residence of approximately 4,249 and attached garage of approximately 804 square feet, guest house, barn, tractor barn, and multiple out buildings. The proposed project will require approximately 1,260 cubic yards of cut and fill. The property is a 63.97 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 137-020-055, located at **2210 Alamo Pintado Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 5/09/14)
  
3. **14BAR-00000-00107**      **New Residence, Garage, Guesthouse and Pool**      **Santa Ynez**  
14LUP-00000-00182 (John Zorovich, Planner)      **Jurisdiction: Ridgeline - Rural**  
**Magistro/Baumgaertner**  
Request of Tom Meaney, architect for the owners, Elise Magistro and Joe Baumgaertner, to consider Case No.14BAR-00000-00107 for **conceptual review of a new residence of approximately 3,400 square feet, detached garage of approximately 750 square feet, guesthouse of approximately 800 square feet and pool.** No structures currently exist on the parcel. The proposed project will require approximately 800 cubic yards of cut and fill. The property is a 10.52 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 137-020-082, located at (no street number) **Random Oaks** in the Santa Ynez area, Third Supervisorial District.

**The Representatives of the following items should be in attendance at this CBAR Meeting by 11:00 A. M.**

4. **14BAR-00000-00113**      **RightLeft LLC Agricultural Buildings and Mezzanine**      **Santa Ynez**  
14LUP-00000-00197 (Dana Eady, Planner)      **Jurisdiction: View Corridor**  
Request of Jones & Jones LLP, F. Evans Jones, architect for the owner, RightLeft LLC, Nancy Chapman, Manager, to consider Case No. 14BAR-00000-00113 for **conceptual review of an agricultural storage building/workshop of approximately 4,950 square feet with a mezzanine of approximately 712 square feet.** No structures currently exist on the parcel. The proposed grading is still to be determined. The property is a 105.20 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 141-240-027, located at **1395 Count Fleet Street** in the area, Third Supervisorial District.
  
5. **14BAR-00000-00112**      **Patterson/Valko Residence Addition**      **Buellton**  
(No Assigned Planner)      **Jurisdiction: Ridgeline-Rural**  
Request of R. Deming Isaacson, architect for the owners, John Patterson and Nikki Valko, to consider Case No. 14BAR-00000-00112 for **conceptual review of a residence addition of approximately 1,130 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,557 square feet, barn of approximately 1,536 square feet and agricultural storage building of approximately 1,408 square feet. The proposed project will require no cut and approximately 29.8 cubic yards of fill. The property is a 118.6 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 083-160-024, located at **7222 Santa Rosa Road** in the Buellton area, Third Supervisorial District.

6. **14BAR-00000-00120** **Haas Berm Landscape** **Buellton**  
13MPC-00000-00007 (Florence Trotter-Cadena, Planner) **Jurisdiction: Condition of the Permit**  
Request of Annette Fair, agent for the owners, Frank R. and Anke –Ev Haas, to consider Case No. 14BAR-00000-00120 for **conceptual review/preliminary and final approval of a berm landscape of approximately 15,000 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 8.0 acre parcel zoned 1-E-1 and CH and shown as Assessor’s Parcel Number 099-600-045 located at **1201 Jonata Park Road and Camino San Carlos** in the Buellton area, Third Supervisorial District.
7. **13BAR-00000-00170** **Pence New Winery** **Buellton**  
13DVP-00000-00012 (John Zorovich, Planner) **Jurisdiction: Development Plan**  
Request of Jeffery Fink, architect for the owner, Blair Pence, to consider Case No. 13BAR-00000-00170 for **further conceptual review of a new winery of approximately 17,453 square feet.** The following structures currently exist on the parcel: a barn and sheds of total aggregate square feet of 7,088 square feet. The proposed project will require approximately 4,000 cubic yards of cut and fill. The property is a 203.5 acre parcel zoned AG-II-100 and shown as Assessor’s Parcel Number 099-220-013, located at **1909 Highway 246** in the Buellton area, Third Supervisorial District. (Continued from 9/13/13 & 10/11/13 & 12/13/13)