



# COUNTY OF SANTA BARBARA

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**CENTRAL  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: June 13, 2014**

Solvang Municipal Court  
1745 Mission Drive, Suite C  
Solvang, CA 93463  
(805) 934-6250

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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

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The regular meeting of the Santa Barbara County Central Board of Architectural Review was called to order by the Chair Bethany Clough, at 9:00 A.M., in the Solvang Municipal Court, 1745 Mission Drive, Suite C, Solvang, California.

**BOARD MEMBERS PRESENT:**

Bethany Clough - Chair  
C. Puck Erickson-Lohnas - Vice Chair  
Kris Miller Fisher  
Robin Brady  
Greg Donovan  
Brett Ettinger  
Lowell Lash

**STAFF MEMBERS PRESENT:**

Zoraida Abresch  
Anita Hodosy-McFaul

**BOARD MEMBERS ABSENT:** Everyone present.

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** None.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** No changes to report.

**III. MINUTES:** Brady moved, seconded by Donovan and carried by a vote of 3 to 0 (Lash, Miller Fisher, and Erickson abstain) to approve the Minutes of May 9, 2014 as amended.

**IV. CONSENT AGENDA:**

- 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)  
**ACTION: Miller Fisher moves, seconded by Brady and carried by a vote of 5 to 0 (Erickson abstains) to grant final approval on consent of 13BAR-00000-00129.**
- 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)  
**ACTION: Miller Fisher moves, seconded by Brady and carried by a vote of 5 to 0 (Erickson abstains) to grant preliminary and final approval on consent of 14BAR-00000-00081.**
- 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)  
**ACTION: Miller Fisher moves, seconded by Brady and carried by a vote of 5 to 0 (Erickson abstains) to grant preliminary and final approval on consent of 14BAR-00000-00084.**

**V. CBAR MEMBERS INFORMATIONAL BRIEFINGS: None.**

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**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.

**COMMENTS:**

- **Minimize colors and striping.**
- **Provide wider sidewalks.**
- **Consider beautification including landscaping options (street trees, planting medians, irrigation).**
- **Study the following concepts: forming a business improvement district, adding fees to sales taxes, pursuing grants and public or private partnerships in order to fund beautification.**
- **Encourage the county and Caltrans to be as innovative as possible.**
- **Reconsider angled parking as it can be dangerous.**
- **Road speed is an issue; consider ways to slow traffic.**
- **The Plan takes a “bare bones” approach and needs expansion to include additional components including definition of materials, beautification and enforcement.**

Project was a courtesy review only, no action was taken.

**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)

**COMMENTS:**

- **Revise lighting (up lighting and exposed bulbs not allowed); down lighting as currently proposed has exposed bulbs. Propose a fixture that is night sky compliant.**
- **Provide cut sheets for lighting.**
- **Replace European White Birch tree with a more drought tolerant species.**
- **Remove invasive (Mexican feather grass).**
- **Review landscape plant material and label all plants on landscape plan.**
- **Provide cross-section through tennis court, delineate heights and materials.**
- **Provide a sample of proposed siding.**

**ACTION:** Erickson moved, seconded Miller Fisher and carried by a vote of 5 to 0 to grant preliminary approval of 13BAR-00000-00099. Applicant may return for final approval.

**3. 14BAR-00000-00107 New Residence, Garage, Guesthouse and Pool Santa Ynez  
14LUP-00000-00182 (John Zorovich, Planner) **Jurisdiction: Ridgeline - Rural****

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.