The regular meeting of the Santa Barbara County Central Board of Architectural Review was called to order by the Chair, Clough at 9:15 A.M., in the Solvang Municipal Court, 1745 Mission Drive, Suite C, Solvang, California.

BOARD MEMBERS PRESENT:
Bethany Clough - Chair
Robin Brady
Greg Donovan
Owen Wright
Kris Miller Fisher

STAFF MEMBERS PRESENT:
Nicole Lieu
Lia Marie Graham

BOARD MEMBERS ABSENT:
C. Puck Erickson-Lohnas - Vice Chair
Lowell Lash

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 5

ADMINISTRATIVE AGENDA:

I.  PUBLIC COMMENT:

II.  AGENDA STATUS REPORT:

III. MINUTES: Brady moved, seconded by Wright and carried by a vote of 5 to 0 (Erickson and Lash absent) to approve the Minutes of April 14, 2017

IV.  CONSENT AGENDA:

C-1. 17BAR-00000-00053 Los Alamos Seven
(Shannon Reese, Planner)
Request of Albert McCurdy, agent for Los Alamos Seven, to consider Case No. 17BAR-00000-00053 for Final Approval on Consent of various Bell Street signs in the Los Alamos area, Third Supervisorial District.

**Case Number 17SCC-00000-00006**
380/388 Bell Street 101-181-007
Babi’s Beer Emporium Wall Sign, Casa Dumetz Wall Sign, and Projecting Signs
Project Description: The applicant is proposing the validation of four signs.
- 21 square foot wall sign “Est. 2004 Casa Dumetz Wines”
- 15 square foot wall sign “Babi’s Beer Emporium”
- 18”x18” projecting sign “Babi’s Beer Emporium”
- 18”x18” projecting sign “Casa Dumetz Wines”

**Case Number 17SCC-00000-00004**
448 Bell Street 101-183-012
Frequency and Bedford Winery Wall Signs
Project Description: The applicant is proposing the validation of two wall signs.
- 14.59 square foot wall sign “Frequency”
- 15.13 square foot wall sign “Bedford Winery”

**Case Number 17SCC-00000-00005**
458 Bell Street 101-183-013
General Store Sign and Pico Projecting Sign
Projection Description: The applicant is proposing the validation of two signs.
- 47 square foot wall sign “General Store”
- 8.96 square foot projecting sign “Pico”

**Case Number 17SCC-00000-00007**
466 Bell Street 101-183-009
The C Gallery Sign
Project Description: The applicant is proposing the validation of two signs.
- 19.12 square foot wall sign “C”
- 14”x 29.7” projection sign “The C Gallery Contemporary Art”

**Case Number 17SCC-00000-00008**
508 Bell Street 101-191-002
Plenty on Bell Sign
Project Description: The applicant is proposing the validation of one sign.
- 2’x3’ projection sign “Plenty on Bell”

(Continued from 4-14-17)

**ACTION:** Clough moved, seconded by Brady and carried by a vote of 4 to 0 to 1 (Lash and Erikson absent) to grant final approval of 17BAR-00000-00053.

**C-2.**
17BAR-00000-00025 Zaca Lake Retreat Lodge Fire Rebuild Los Olivos
(Planner not yet assigned)
Jurisdiction: Rural
Request of Craig Schultz, agent for the owners, Human Potential Foundation Trust, to consider Case No. 17BAR-00000-00025 for Final Approval on Consent of a reconstruction of a fire destroyed dining and meeting lodge of approximately 5,500 square feet. The following structures currently exist on the parcel: staff cabin and offices, meeting barn, cabins and 5,500 square foot retreat lodge (former). The project will require approximately 19 cubic yards of cut. The property is a 320 acre parcel zoned AG-II-100 and shown as Assessor’s Parcel Number 133-090-010 located at 8000 Foxen Canyon Road in the Los Olivos area, Third Supervisorial District (Continued from 3-10-17).

**ACTION:** Clough moved, seconded by Brady and carried by a vote of 4 to 0 to 1 (Lash and Erikson absent) to grant final approval of 17BAR-00000-00025.

**V.**
STANDARD AGENDA
1. **17BAR-00000-00051 Dunn School Staff Residences Amendment Los Olivos**

17AMD-00000-00003 (Tess Harris, Planner)

Jurisdiction: Rural

Request of Adam Cunningham, agent for the owners, Dunn School Corporation, to consider Case No. 17BAR-00000-00051 for **Conceptual Review of a revision to an approved master plan which includes the preservation of an existing 1,463 square foot staff residence, remodel of the interior and conversion of the staff residence into two units.** The project also proposes legalizing the as-built 3,500 square foot steel framed shade structure used as a practice baseball pitching tent. No trees or other vegetation are proposed for removal. The property is a 57.37 acre parcel zoned AG-I-10 and shown as Assessor’s Parcel Number 135-250-053 located at 2555 West Highway 154 in the Los Olivos area, Third Supervisorial District.

PUBLIC COMMENT: Katherine Naphy

**COMMENT:**

- a. Return with proposals for screening of the baseball pitching tent
- b. Provide photographs of baseball tent from neighboring properties with views of the structure
- c. Show adjacent residences on site plan
- d. Show existing tree/vegetation on site plan, especially the existing trees along Roblar.
- e. Consider eliminating lighting at the tent structure (as suggested by applicant)
- f. No issues with the house remodel

Project received conceptual review only. Applicant may return for Preliminary approval.

2. **17BAR-00000-00058 Saarloos Deck Expansion and Remodel Entry Los Olivos**

17LUP-00000-00113 (Gwendolyn Von Klan, Planner)

Jurisdiction: Urban

Request of Ben Woodall, agent for the owners, Harvey Saarloos, to consider Case No. 17BAR-00000-00058 for **Conceptual Review and Preliminary and Final Approval of an exterior remodel and raised porch addition of approximately 220 square feet.** The following structures currently exists is a commercial building 4,980 square foot gross. The property is a 32 acres parcel zoned C-2 and shown as Assessor’s Parcel Number 135-074-013 located at 2963 Grand Avenue in the Los Olivos area, Third Supervisorial District.

**COMMENT:**

- a. Approval granted with note on plans that colors/materials/details will match existing.

**ACTION:** Clough moved, seconded by Brady and carried by a vote of 4 to 0 to 1 (Lash and Erikson absent, Miller abstain) to grant Preliminary and Final approval of 17BAR-00000-00058.

3. **17BAR-00000-00066 Degroodt New SFD Los Olivos**

17LUP-00000-00140 (Gwendolyn Von Klan, Planner)

Jurisdiction: Rural

Request of Ted Meeder, architect for the owners, Harlan DeGroodt, to consider Case No. 17BAR-00000-00066 for **Conceptual Review of a new 2224 new single family dwelling.** The proposed project will require approximately 25 cubic yards of cut and 25 cubic yards of fill. The property is a 10 acre parcel zoned AG-10 and shown as Assessor’s Parcel Number 135-230-028 located at 2389 Alamo Pintado Road in the Los Olivos area, Third Supervisorial District.

**COMMENT:**

- a. The house is well thought out and well designed.
- b. The reasonable square footage and overall form are commendable.
- c. Existing vegetation may not permanently screen the white building (due to the ephemeral nature of vegetation). White is really vivid in the Santa Ynez sunlight.
- d. Consider looking at the previously approved Visitadores project (down the street) as an example of a toned down, more earth-toned palette of colors.
- e. Consider a shroud around the bulb inside the light fixture.
f. If the applicant wishes to pursue the fixtures chosen, they will need to comply with dark sky requirements. One way to do so is to use a shroud around the lamp.
g. Provide a landscape plan showing any areas where the ground will be disturbed for planting or hardscape.
h. Show canopy of existing trees and extent of lower shrub plantings.

Project received conceptual review only. Applicant may return for Preliminary approval.

4. 17BAR-00000-00061  Sanja Cota Lodge Renovation  Santa Ynez
17LUP-00000-00125 (Gwendolyn Von Klan, Planner)  Jurisdiction: HWY 246

Request of Douglas Gheza, agent for the owners, Li Lan Lin, to consider Case No. 17BAR-00000-00061 for Conceptual Review and Preliminary Approval of a 6,862 remodel and renovation. The following structures currently exist on the parcel: a 6,862 square foot motel, and 1,626 square foot office/managers apartment. The property is a 1.04 acre lot zoned C-2 and shown as Assessor’s Parcel Number 141-201-068 located at 3099 Mission Drive in the Santa Ynez area, Third Supervisorial District.

COMMENT:

a. Clarify square footage of new and rehabilitated landscaping. Work with project planner to confirm MWELO requirements and applicability. Carefully look at water use calculations and whether the project meets MWELO requirements for commercial properties.
b. Instead of rock, use board and batten at the lower south elevation of the barn (per the rendering )
c. Board recommends using metal on barn building and composition on the rooms.
d. The garden courtyard should not include palms. Discuss an alternative option (such as shade trees) with the landscape architect.
e. Proposed light fixture is acceptable.

Project received conceptual review only. Applicant may return for Preliminary approval.

5. 17BAR-00000-00030  Brave and Maiden Winery Signage  Santa Ynez
17SCC-00000-00002 (Gwendolyn Von Klan, Planner)  Jurisdiction: Rural

Request of Laurie Romano, agent for the owners, Brave & Maiden Estate Ltd, to consider Case No. 17BAR-00000-00030 for Conceptual Review and Preliminary and Final Approval of a sign for the Brave and Maiden Winery of approximately 8’-7” x 2’-11”. The property is a 69.36 acre parcel zoned AG-II-40 and shown as Assessor’s Parcel Number 141-460-002 located at 649 N. Refugio Road in the Santa Ynez area, Third Supervisorial District.

COMMENT:

a. Sign seems overly lit. Board is interested in a more rural look rather than the proposed urban look. Consider one fixture; no more than two.
b. The sign is quite large. Make it approximately 30% smaller. We suggest reducing the spacing between the letters.

Project received conceptual review only. Applicant may return for Preliminary and Final Approval.

6. 17BAR-00000-00069  Brander AG. Storage Building  Santa Ynez
17LUP-00000-00153 (Shannon Reese, Planner)  Jurisdiction: Rural

Request of Rob Mehl, agent for the owners, Fred Brander, to consider Case No. 17BAR-00000-00069 for Conceptual Review of a new agricultural storage building of approximately 2,400 square feet. The following structures
currently exist on the parcel; a winery/tasting room, Ag storage, second Ag storage. The property is an 11.56 acre parcel zoned, shown as Assessor’s Parcel Number 135-250-036 and known as 2401 Refugio Road in the Santa Ynez area, Third Supervisorial District.

COMMENT:
  a. Retain concrete color on base of barn.

Project received conceptual review only. Applicant may return for Preliminary and Final Approval.

7. 17BAR-00000-00059 Three Hawks Ranch LLC Cabana & Guesthouse Gaviota
17LUP-00000-00115 (Sean Stewart, Planner) Jurisdiction: Ridgeline
Request of Becker Studios, agent for the owners, Three Hawks Ranch, to consider Case No. 17BAR-00000-00059 for Conceptual Review of a new 710 square foot cabana and a 688 square foot second floor guesthouse. The following structures currently exists; 1,520 square foot main residence, 954 square foot workshe/barn and a 940 square foot Ag employee dwelling. The proposed project will require will require approximately 43 cubic yards of cut and 43 cubic yards of fill. The property is a 64.79 acre parcel zoned AG-II-100 and shown as Assessor’s Parcel Number 081-040-066 located at 2377 Refugio Road in the Goleta area, Third Supervisorial District.

Dropped.

8. 16BAR-00000-00115 DMF Fund LLC, New Residence, Guest House and Barn Goleta
16CDH-00000-00016 (Nicole Lieu, Planner) Jurisdiction: Coastal
Request of Alan McLeod Architecture, Alan Mcleod architect for the owner, Dr. Peter Ma, DMF Fund LLC to consider Case No. 16BAR-00000-00115 for Further Conceptual review of a new residence of approximately 7,724 square feet, guesthouse of approximately 800 square feet, and barn of approximately 2,200 square feet. No structures currently exist on the parcel. The proposed project will require approximately 2,550 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 14.15 acre parcel zoned AG-II-100 and shown as Assessor’s Parcel Numbers 079-160-021, -038, -045, -046, located at 361 Napoli Street in the Goleta area, Third Supervisorial District (Continued from 8-12-16).

PUBLIC COMMENT: Ana Citrin & Doug Buckmaster

COMMENT:
  a. Reduce or eliminate windows and lighting that face toward the public view.
  b. Work with forms to protect the structure to a greater extent.
  c. Consider shifting the pool toward the southwest.
  d. Guesthouse style not discussed at this meeting as architect is planning to redesign it. Regarding location: consider relocating the guesthouse to the other side of the motorcourt.
  e. The barn is lovely, but it must be redesigned to meet the 15 ft height requirement.
  f. The residence is quite close to the UPRR tracks.
  g. Consider adding protection to the window of the barn bathroom.
  h. The overall approach and design is not quite as successful as the inland house.

Project received conceptual review only. Applicant may return for Further Conceptual.

McCoy New Residence with Attached Garage and Attached Workshop Buellton
16BAR-00000-00174 (Gwendolyn von Klan, Planner) Jurisdiction: Ridgeline - Rural
Request of Robert Pester, architect for the owner, Jamie McCoy, to consider Case No. 16BAR-00000-00174 for Preliminary Approval of a new residence of approximately 2,735 square feet, a attached garage of approximately 881 square feet and attached workshop of approximately 465 square feet. The following structures currently exist on the parcel; a barn of approximately 800 square feet, shed of approximately 405 square feet, and existing residence of approximately 555 square feet to be converted to a residential second unit. The proposed project will require
approximately 4,300 cubic yards of cut and fill. The property is a 22.69 acre parcel zoned AG-I-20 and shown as Assessor’s Parcel Number 099-430-053, located at 585 Bobcat Springs Road in the Buellton area, Third Supervisorial District. (Continued from 10/14/16)

Dropped.

There being no further business to come before the Central Board of Architectural Review, Board Member Clough moved, seconded by Brady and carried by a vote of 3 to 0 (Fisher, Erickson and Lash absent) to adjourn the meeting until 9:15 A.M. on Friday June 9, 2017 in the Solvang Municipal Court, Solvang, CA 93463.

Meeting adjourned at 2:21 P.M.