

Bean Blossom Lot X Single-Family Residence

Case Numbers: 08APL-00000-00040, 08APL-00000-00041, 03BAR-00000-00164 and 02CDP-00000-00023

August 3, 2010

**ATTACHMENT E: MINUTES FROM BOARD OF ARCHITECTURAL REVIEW**

# COUNTY OF SANTA BARBARA



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**CENTRAL  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: January 15, 2010**

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

Erich Brown, **Alternate**  
Lowell Lash, **Alternate**  
John Karamitsos, **Supervising Planner**  
Leticia I. Rodriguez, **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 Clough, at 9:07 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  
Lowell Lash  
Robin Brady

## **STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant Specialist  
John Karamitsos - Supervising Planner, Development Review North  
Allen Bell - Planner, Development Review South  
John Day - Planner, Development Review South  
Kevin Drude - Energy Specialist, Development Review South  
Joyce Gerber - Planner, Development Review North  
Brian Tetley - Planner, Long Range Planning

## **BOARD MEMBERS ABSENT:**

Kris Miller Fisher  
Erich Brown

**REPORTERS:** One.

**NUMBER OF INTERESTED PERSONS:** Approximately 11.

## **ADMINISTRATIVE AGENDA:**

### **I. PUBLIC COMMENT:**

**Bob Field:** Discussed views on CBAR role in addressing historic resources, including size, bulk, and scale of new structures placed in proximity to historic resources. Examples given included Mission San Francisco and the Inn at Mattei's Tavern. A copy of Walter Tompkins 1974 history of Mattei's and a contemporary picture of Mission San Francisco was given to each CBAR Member.

**II. AGENDA STATUS REPORT:** No changes made to the agenda.

**III. MINUTES:** Brady moved, seconded by Lash and carried by a vote of 4 to 0 (Miller-Fisher and Brown absent) to approve the Minutes of December 12, 2009, as revised.

**IV. ELECTION OF NEW CBAR CHAIR AND VICE CHAIR:** Erickson-Lohnas moved, seconded by Clough and carried by a vote of 4 to 0 to elect Bethany Clough as 2010 CBAR Chair and C. Puck Erickson-Lohnas as 2010 CBAR Vice-Chair.

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

**VI. STAFF UPDATE:** John Karamitsos handed out a copies of a memo from Megan Lowery regarding telecommunications facilities update.

**VII. STANDARD AGENDA:**

1. 09BAR-00000-00108 Metro PCS @ Hopman Building SF91780B Santa Ynez  
09CUP-00000-00025(Megan Lowery, Planner)Jurisdiction: Planning Commission –Telecom

Request of Nick Gonzalez, agent for the owner, William Hopman, Trustee, Hopman 1996 Trust, to consider Case No. 09BAR-00000-00108 for **preliminary/final approval of a telecommunications facility, designed as a flag pole, with a 150 square foot lease area.** The following structures currently exist on the parcel: a retail office and automotive repair building of approximately 6,000 square feet, a storage building of approximately 1,575 square feet, and a storage building of approximately 680 square feet. The proposed project will not require grading. The property is a 0.53 acre parcel zoned C-2 and shown as Assessor's Parcel Number 143-214-010, located at **3595 Numancia Street** in the Santa Ynez area, Third Supervisorial District. (Continued from 08/14/09, 10/09/09, 11/13/09, and 12/11/09)

**CBAR COMMENTS:**

- The "hybrid" windmill is a good solution, and far superior to the flagpole; there are three existing flagpoles nearby.
- For authenticity, the head of the windmill and tines should be an actual antique; if this is not feasible, then it should be made to look old.
- The color should be matte, not shiny.

**ACTION:** Erickson-Lohnas moved, seconded by Lash, and carried by a vote of 4 to 0 (Miller-Fisher and Brown absent) to grant preliminary approval of 09BAR-00000-00108. Applicant may submit for final approval on consent.

2. 03BAR-00000-00164 Bean Blossom Lot X Single-Family Residence, Gaviota  
02CDP-00000-00023 (Allen Bell, Planner) Garage and Guest House Jurisdiction: Ridgeline: Rural

Request of Christopher Jacobs, agent for the owner, Bean Blossom LLC, to consider Case No. 03BAR-00000-00164 for **discussion of a single-family residence of approximately 16,330 square feet (includes basement and underground garage of approximately 4,776 square feet and covered outside areas of approximately 2,234 square feet), guest house of approximately 1,339 square feet (includes covered outside areas of approximately 415 square feet) and accessory structures including a pool, motor court and driveway of approximately 4,200 linear feet.** (Statistics are gross floor area.) No structures currently exist on the parcel. The proposed project would require approximately 17,000 cubic yards of cut and approximately 6,800 cubic yards of fill. The property is a 287.36 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 081-210-047, located at **14000 Calle Real**, in the Gaviota Area, Third Supervisorial District. (Continued from 2/13/04, 8/13/04 2/16/07, 3/9/07, 08/03/07, 02/15/08, 06/20/08, 08/22/08, and 09/12/08)

**PUBLIC COMMENT:**

- **Mike Lundsford, Gaviota Coast Conservancy (GCC):** Indicated consensus on design and location of structure and access, generally in terms of protecting the resources and rural character of the Gaviota Coast, and particularly with respect to visibility from public viewsheds, the grading solutions and the modest, understated architectural design. Noted that landscaping, at maturity, should not obscure the public views of the ridgeline behind the proposed development. Believes that both: 1) the collaboration between the applicant and GCC representatives, and 2) the use of the “reverse-berm” approach to balancing cut and fill onsite, will serve as a model for designing future Gaviota Coast development projects. GCC joins with the applicant in requesting support for the modified or consensus project.
- **Ed Easton, GCC:** Reinforced Mr. Lundsford’s comments in terms of supporting the project. Expanded on his conclusion that a point of diminishing returns has been reached on refinements to the project design it is as good as it can be.

**CBAR COMMENTS:**

- **Commends applicant, GCC, and staff for working together on a “consensus project;” CBAR believes this “hands on” collaboration between the applicant and GCC is an enormous achievement and joins the consensus team.**
- **Architecture:**
  - appreciates reduced house size which still meets applicant objectives; undergrounding of the garage was a particularly effective solution.
  - “green principles” (commitment to LEED, solar energy, recycled materials, etc. effectively incorporated into project design.
  - color board and matching of earthtones with mottling/patina is a good way to go; exterior plaster color may be too light, carefully consider the shade selected.
- **Landscaping:**
  - design is effective, with appropriate use of Mediterranean and native species that effectively transition from the residential yard area to the natural landscape.
  - the lone oak at the gate should be relocated to ensure that it doesn’t project into the skyline; the other oak tree in the courtyard is a good feature, but the species should be selected to avoid skyline intrusion and the planting within the retaining wall structure will need to be thoughtfully engineered.
  - the meadow design and reduction in lawn area is effective.
- **Walls:**
  - breaking up the wall between solid and open sections is an exceptional idea; for barb-wire, green wood or “t” posts are recommended; consider the use of field fencing to exclude wild pigs.
- **Plans:**
  - The cross-sections are well-prepared and helpful in terms of understanding the project. CBAR should consider their used in the development of a guidelines/reference document for future projects on the Gaviota coast. The applicant’s team and the GCC have incorporated all previous CBAR comments in the plans. Grading is a balancing act, and sometimes better design dicates more grading. The project has achieved the appropriate balance.

3. 09BAR-00000-00184      Sandy Beach Properties Development Plan      Santa Ynez  
09DVP-00000-00032 (Joyce Gerber, Planner)      Jurisdiction: DVP

Request of Steve Wilson, agent for owner, Jennie Decardenas, to consider Case No. 09BAR-00000-00184 for further conceptual review of a single family residential remodel and addition of approximately 2,238 square feet. The following structures currently exist on the