



July 29, 2010

VIA HAND DELIVERY

Santa Barbara County Board of Supervisors
c/o Clerk of the Board
105 East Anapamu Street
Santa Barbara, CA 93101

Christopher A. Jacobs
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RE: August 3, 2010 County Board of Supervisors Hearing
Appeal of the County Planning Commission's Decision to Deny a Coastal Development Permit
for Bean Blossom Lot X Proposed Single-Family Residence
Appeal Nos. 08APL-00000-00031; 08APL-00000-00032; Permit Nos. 02CDP-00000-00023;
03BAR-00000-00164; APN 081-210-047 (14000 Calle Real, Gaviota)

Dear Honorable Supervisors:

Brownstein Hyatt Farber Schreck, LLP represents Bean Blossom, LLC (**Owner**), applicant, appellant and owner of the above property. The above-referenced project denial was appealed to your Board on November 6, 2008, and was first heard by your Board on December 1, 2009. At the December hearing a "modified project" was presented by Owner's representatives and consultants. The modified project was the product of a facilitation that occurred on November 21, 2008 following the Planning Commission's denial of the project. The facilitation was conducted by County Counsel with representatives for the Owner, Planning & Development (**P&D**) and the Gaviota Coast Conservancy (**GCC**) in attendance. The collaborative, consensus-building discussion contributed to a better project that meets the needs of the Owner while still being acceptable to the GCC, the primary environmental stakeholder group on Gaviota Coast matters. The proposed project is sited and designed so as not to be visible from the highway or other public viewing places. As a result, the Owner requested your Board's consideration of the modified project as an alternative to the original project at the December 1st hearing. The GCC supported that request. Your Board's action honored this collaborative effort and deferred action on the appeal pending comprehensive analysis of the modified project by the Central Board of Architectural Review (**CBAR**) and P&D Staff.

CBAR Review. The modified project was reviewed by the CBAR on January 15, 2010, and their comments were very favorable (please see Attachment A). In summary, the CBAR members unanimously applauded the incorporation of green principles (described below) into the project and the efforts made to effectively integrate the house design, siting and landscaping to blend with the surrounding natural terrain. CBAR noted that all comments from their previous review (September 12, 2008) had been addressed and that the project appropriately balances grading with a better project design thereby rendering a house that is not visible from relevant public viewing places. The CBAR commended the Owner and GCC for their collaborative efforts and "enormous achievement" toward reaching a "consensus project" together. Only two comments were noted that required follow-up attention, including (1) the relocation of a lone oak tree by the proposed entrance gate, which has been removed from the current plans; and (2) that the color of the exterior plaster should be carefully selected. Staff has included a permit condition that requires the final selection of the exterior plaster color to be reviewed by P&D.

P&D Staff Review. As evidenced by the Staff Report, P&D staff has determined that the modified project, subject to the conditions of approval, can be found consistent with the applicable

provisions of the Comprehensive Plan, including the Coastal Land Use Plan, and the Coastal Zoning Ordinance. P&D staff is recommending approval of the project subject to the proposed findings and conditions of approval. The Owner agrees with Staff's analysis, conclusions and recommendations.

The following additional information is being provided to supplement the information contained in the Staff Report:

Modified Project Description. The Owner has voluntarily made certain additional noteworthy changes to the project since the December 1st hearing which have further improved the overall project. The improvements have been analyzed by CBAR and staff and are described below.

Access Driveway Grading Reductions. Portions of the proposed access driveway have been revised from a 12% gradient to a 15% gradient, consistent with updates to the County Fire Department requirements for access roads. This re-design has contributed to a reduced overall ground disturbance area and a reduction in overall grading quantities of approximately 4,600 cubic yards.

Efforts to Achieve "Net Zero" Energy Use. Owner has consulted with a solar energy consultant to determine the technologies necessary in an effort to achieve "net zero" energy use for the project which includes the incorporation of solar panels into the project roof design.

Leadership in Energy and Environmental Design (LEED). The project has also been reviewed with a LEED Consultant to identify the design elements and efficiency systems that will be incorporated into the project to achieve LEED certification. LEED certification is based on earning points in a variety of different categories to reduce the overall energy use and increase the efficiencies of the house. Several points have been identified that would indeed achieve LEED certification for the project.

The analysis contemplated by your Board is now complete. The Owner has reviewed and approved the proposed findings and conditions of approval that are attached to the Staff Report and is respectfully requesting your consideration and approval of the modified project at the August 3, 2010 hearing¹.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Christopher A. Jacobs

Cc: John Vallance
Marc Chytilo
Mike Lunsford
Mark Lloyd

Attachments A CBAR Minutes, January 15, 2010
 B Site Photos
 C Landscape Plan, Castleberg Associates, January 19, 2010

¹ Please note that two other letters were submitted to your Board for the December 1, 2009 hearing, dated November 20, 2009 and November 25, 2009. These letters provide additional information regarding the modified project description, project history and collaborative efforts to date.



COUNTY OF SANTA BARBARA

**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

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**

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, Garage and Guest House Gaviota
02CDP-00000-00023 (Allen Bell, Planner) 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



