

# COUNTY OF SANTA BARBARA



---

**CENTRAL  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: November 8, 2019**

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

---

Bethany Clough **Chair**  
C. Puck Erickson-Lohnas **Vice-Chair**  
Robin Brady  
Lowell Lash, Alternate  
Brett Marchi

Cass Ensberg  
Allan Corlin, Alternate  
Nicole Lieu, Senior Planner  
Lia Marie Graham, CBAR Secretary

---

The regular meeting of the Santa Barbara County Central Board of Architectural Review was called to order by the Chair, Clough at 9:22 A.M., in the Solvang Municipal Court, 1745 Mission Drive, Suite C, Solvang, California.

## **BOARD MEMBERS PRESENT:**

Puck Erickson-Lohnas  
Cass Ensberg  
Alan Corlin  
Robin Brady

## **STAFF MEMBERS PRESENT:**

Lia Marie Graham  
Nicole Lieu

## **BOARD MEMBERS ABSENT:**

Lowell Lash  
Brett Marchi  
Bethany Clough

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 2

## **ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** Nancy Emerson addressed CBAR regarding Santa Ynez Valley Community Plan requirements, notably Design Review overlay, cannabis, hoop structures
- II. AGENDA STATUS REPORT:**
- III. MINUTES:** Corlin moved, seconded by Lohas and carried by a vote of 3 to 0 (Brady recused) to approval the October 11, 2019 minutes.
- IV. CBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- V. STAFF UPDATE:**
- VI. CONSENT AGENDA:**

- C-1. 13BAR-00000-00170** **Pence New Winery** **Buellton**  
13DVP-00000-00012, (Dana Eady, Planner) **Jurisdiction: Development Plan/Winery**  
18ZCI-00000-00058  
Request of Brett Jones, agent for the owner, Blair Pence, to consider Case No. 13BAR-00000-00170 for **Final Approval on Consent of a new winery of approximately 20,000 square feet.** The subject parcel is developed with 23,918 sq. ft. of structural development as follows: 1) 1,440 sq. ft. vineyard barn; 2) 2,016 sq. ft. storage barn; 3) 220 sq. ft. storage shed; 4) 1,280 sq. ft. single family dwelling; 5) 800 sq. ft. single family dwelling (legal non-conforming); 6) 560 sq. ft. apartment unit (legal non-conforming); 7) 2,210 sq. ft. vineyard office/barrel storage; 8) 884 sq. ft. sunshade; 9) 4 sunshades (408 sq. ft. each); 10) 2 hay barns (2,535 sq. ft. each); 11) 3,000 sq. ft. hay barn; 12) 806 sq. ft. ag. storage building, and 13) 2 cow pens (2,000 sq. ft. each). The winery would include public wine tasting, eight (8) winery special events with 80-150 attendees per event, and 50 organized gatherings, each with fewer than 80 attendees. The proposed project will require approximately 8,000 cubic yards of cut and 1,300 cubic yards of 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, 6/13/14, 2/9/18, 6/8/18, 7/13/18, 8-22-19 and 10-11-19 (not heard))

*Approved on consent on the condition that prior to permit issuance Planning staff shall ensure that*

**VII. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this CBAR Meeting by 9:15 A. M.**

1. **Proposed Amendments to the Land Use Development Code (LUDC):  
Telecommunications Facilities Appurtenant to Natural Gas Distribution Facilities  
Regulated by the California Public Utilities Commission**  
(Selena Evilsizor, Planner (805) 568-3577)  
Request of the Southern California Gas Company for courtesy review of draft amendments to Chapter 35.44, *Telecommunications Facilities*, of the Santa Barbara County Land Use & Development Code (LUDC). The draft amendments include proposed development standards for the installation of pole-mounted telecommunications facilities. Public comments are welcome. The draft amendments to the LUDC would apply throughout the County's inland area in all Supervisorial Districts. The BAR has no jurisdiction over this project and, therefore, will take no formal action (i.e., approve, deny) on the draft amendments.
- Public Comment: Nancy Emerson
- Guidelines are very clear and are consistent with past CBAR review practices for natural gas distribution facilities
  - Good step forward to update the ordinance for inland projects so that it is consistent with coastal ordinance provisions
  - The prior CBAR process of reviewing Southern California Gas Company proposals along the Gaviota Coast was successful and therefore the Board is comfortable with reviewing future projects under the proposed ordinance language
  - Additional potential proposed language changes suggested at the meeting by SoCal Gas would not work due to the varied topography of the County.
2. **19BAR-00000-00148** **Rancho Reata LLC** **Los Olivos**  
19LUP-00000-00445 (Erick Gomez, Planner) **Jurisdiction: Rural**

Request of Haley Kolosieke, agent for Rancho Estates, LLC to consider Case No. 19BAR-00000-00148 for Further Conceptual Review and Preliminary Approval of a New 780.83 square foot guesthouse and 721.65 square foot pool cabana. The following structures exist on the parcel currently: 4,408 square foot main residence, 1,681 square foot gym, 502 square foot gazebo and 201 square foot spa. The proposed project will not require grading. The property is an 85.69 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-110-066 located at 7003 Foxen Canyon Road in the Los Olivos area, Third Supervisorial District. (Continued from 8-22-19)

Public Comment: Nancy Emerson

CBAR Comments:

- Provide color and materials boards for any project elements (e.g. arbor, metal roof) that are not noted as matching existing elements
- Pole barns are acceptable; note which structures are existing, add a note to the plans to identify "unfinished wood" as the material for the barns
- Frosted glass is not acceptable unless the bulb is cut off so that light is directed downward
- Provide lighting cut sheets and show kelvins
- Show the rafter tails on the trellis in the final working drawings
- Show pool equipment area

*Return for preliminary/final review*

<b>The Representatives of the following items should be in attendance at this CBAR Meeting by 9:45 A. M.</b>
--

<b>3.</b>	<b>19BAR-00000-00183</b>	<b>Mechanics Bank Signs</b>	<b>Santa Ynez</b>
	19SCC-00000-00011 (Planner Not Yet Assigned)		<b>Jurisdiction: Urban</b>
	Request of Steller Installations, agent for Moniot Family Trust to consider Case Number 19BAR-00000-00183 for Conceptual Review and Preliminary Approval of two wall signs (29.6 square feet and 8 square feet) and one monument sign (58.33 square feet). The following structures exist on the parcel currently: a bank and four signs. The property is a .23 acre parcel zoned C-2 and shown as Assessor's Parcel Number 143-220-016 located at 3600 Sagunto Street in the Santa Ynez area, Third Supervisorial District.		

Public Comment: Nancy Emerson

Monument sign (unlit):

- It would be more in keeping with the town if the sign were on two
- Center the logo
- Suggest keeping the same cabinet and replacing the signage

Main Wall sign:

- Ensure that lights are under 3,000 kelvin
- Design is acceptable

ATM Sign

- Consider using a projecting arm sign instead of a wall sign (similar to the existing arm sign)
- Sign appears large; reduce the size of the sign
- Internally illuminated sign is not acceptable
- If other form of illumination is proposed, provide lighting details
- Sign on the face of the ATM should have a black or gray background and white letters/gold logo similar to door sign

Customer Parking

- Sign is acceptable

Door signage

- Acceptable

Confirm whether or not security light at the ATM is required by the sheriff. If it is not required

Return for prelim/final review

4. 10BAR-00000-00124      Zacara Ranch Development Plan/CUP      Gaviota  
10CUP-00000-00030 (Alex Tuttle, Planner)      **Jurisdiction: DVP**  
10DVP-00000-00012

Request of Mark Lloyd, agent for the owner, Zacara Ranch, LLC, to consider Case No. 10BAR-00000-00124 for **Preliminary and Final Approval of remodels and minor additions to several existing ranch buildings associated with a Development Plan for the property and Conditional Use Permit for employee housing at Zacara Ranch, a equestrian and polo training facility formally known as the El Capitan Horse Ranch.** The following structures currently exist on the parcel: a horse ranch with various buildings totaling approximately 41,552 square feet. The property is a 201.08 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 081-250-016, located at **10920 Calle Real** in the Gaviota area, Third Supervisorial District. (Continued from 9/10/10, 5/11/12, 6/08/12, 3/08/13 & 12-13-13).

Public Comment: Nancy Emerson

- Motion for prelim/final on the condition that plans be updated to identify that lights must be 2800 kelvins or less and at an angle of 15 degrees or less

5. 19BAR-00000-00144      Tschida New SFD, Detached Garage, Pool/Spa and Garage      Santa Ynez  
19LUP-00000-00305 (Tina Mitchell (805) 934-6289, Planner)      **Jurisdiction: Ridgeline**  
Request of Ensberg Jacobs Design Inc., architect for Michael and Katrina Tschida to consider Case No. 19BAR-00000-00144 for **Preliminary Approval of a new 4,366 square foot main residence and terraces and a 496 square foot garage.** The proposed project will require approximately 3,500 cubic yards of cut and 3,500 cubic yards of fill. The property is a 19.18 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-280-044 located at **3160 Live Oak Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 08-22-19 & 10-11-19)

*Continued due to quorum issues.*

6. **19BAR-00000-00195 Santa Barbara Westcoast Farms – Cannabis Buellton**

19LUP-00000-00064 (Melanie Jackson, Planner)

**Jurisdiction: Rural**

Request of Martin DeMartini, agent for Santa Barbara Westcoast Farms to consider Case No. 19BAR-00000-00195 for Conceptual Review of a 3,200 square foot single story processing facility and a 3,200 square foot single story storage building. The parcel is currently vacant. The property is a 72 acre parcel zoned AG and shown as Assessor's Parcel Number 099-240-067 located at 1800 West Highway 246 in the Buellton area, Third Supervisorial District.

Public Comment: Nancy Emerson

- Prefer aged/rusted roof to light gray roof
- Concerned about light emissions from clerestory windows; applicant has agreed to hang the interior lights so that the fixtures are located below window height to reduce light leak through windows
- Provide a detailed site plan including proposed roadway locations (and any associated improvements)
- A site visit with story poles will be needed at the next meeting for this project
- Design is aesthetically pleasing and appropriately rural in character
- Consider removing clerestory windows above the awning and lower level clerestory windows; break up upper level clerestory windows
- Consider using more rural style lights
- Consider providing screening of the nitrogen tank
- Landscaping looks incredibly thick and local landscaping tends to be more irregular and open; consider a more natural an open landscape design; simplify the shrub palette and work with natives only
- Pilasters with pre-cast caps do not fit with the architecture; consider fencing and gates that are more reflective of design, intent, and quality of materials of the architecture; provide elevations of the fence/wall
- Gable end windows not necessary
- Upper windows should show inset shadow lines, not be flush mounted

Return for further conceptual

*There being no further business to come before the Central Board of Architectural Review, Board Member Lash moved, seconded by Lohnas and carried by a vote of 5 to 0 to adjourn the meeting until 9:15 A.M. on Friday November 8, 2019 in the Solvang Municipal Court, Solvang, CA 93463.*

Meeting adjourned at 1:23 P.M.