

ATTACHMENT 9

CENTRAL BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES
Meeting of January 16, 2015
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IV. MINUTES: Brady moved, seconded by Donovan and carried by a vote of 5 to 0 (Erickson and Lash absent) to approve the Minutes of December 12, 2014 as amended.

V. CONSENT AGENDA:

C-1. 13BAR-00000-00104 Smith Residence Rebuild after Fire Santa Ynez
14LUP-00000-00137 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline

Request of Rob Mehl, architect for the owner, Calvin Smith, to consider Case No. 13BAR-00000-00104 for final approval on consent of a residence after fire rebuild of approximately 6,800 square feet, (second residence not under CBAR purview of approximately 2,000 square feet), garage of approximately 800 square feet, caretakers cottage of approximately 1,200 square feet, shed of approximately 100 square feet, pump house of approximately 100 square feet and pool house of approximately 600 square feet. No structures currently exist on the parcel due to fire. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 160 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 153-020-009, located at East Camino Cielo (no number address) in the Santa Ynez area, Third Supervisorial District. (Continued from 6/14/13, 5/09/14, 8/29/14 & 12/12/14)

ACTION: Miller Fisher moved, seconded by Brady and carried by a vote of 5 to 0 (Erickson and Lash absent) to grant final approval on consent of 13BAR-00000-00104.

VI. CBAR MEMBERS INFORMATIONAL BRIEFINGS:

Bethany Clough noted that the Joint Chairs are: a) reformatting the BAR Applications to provide more clarity with respect to the expectations for the Conceptual review process; b) requesting Brown Act refresher briefings for the Boards with new members; and c) assessing the procedures for BAR members presenting their project to other BARs.

Kris Miller Fisher noted her membership on the AIA Board.

VII. STAFF UPDATE:

John Karamitsos noted that he has accepted the Project Clean Water Manager position in the Water Resources Division of the Public Works Department, and will be starting the new job on February 2, 2015, and expressed his appreciation for the opportunity to work with the CBAR.

VIII. STANDARD AGENDA:

1. 14BAR-00000-00212 Stewart Family New Residence Santa Ynez
14LUP-00000-00438 (Dana Eady, Planner) Jurisdiction: Ridgeline - Rural

Request of Mark Stewart, agent, and Perkins Engineering, agent for the owners, Mark Stewart, Dick Stewart and Pat Stewart, to consider Case No. 14BAR-00000-00212 for preliminary/final approval of a new residence of approximately 1,200 square feet. The following structure currently exists on the parcel: a barn of approximately 864 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 18.98 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-310-041, located at 3209 Calzada Ridge Road in the Santa Ynez area, Third Supervisorial District. (Continued from 10/10/14 & 12/12/14)

Public Comment: James Nicholas, in opposition.

CBAR COMMENTS:

- Project is modern-looking in appearance, and not an unusual design.
- Color should be much darker to integrate into the rural setting.
- Preliminary details (i.e. roof and window details) still appear incomplete.
- Nail on windows to be pulled into the inside wall face at the clerestory only.
- Increase overhang at rake/gable and ridge to minimum of 36 inches.
- Carefully address night time glow. Note on all plans that all exterior lighting is to be in conformance with SYV CP Outdoor lighting requirements. Clarify the manner in which Window Section 2.1 details effectively reduces the lantern effect; especially if soffit is white. Natural wood will reduce reflectivity. The high windows should have a darker tint or other mechanism to reduce glow.

ACTION: Miller Fisher moved, seconded by Ettinger and carried by a vote of 5 to 0 (Erickson and Lash absent) to continue 14BAR-00000-00212 for further review, preliminary and final approval full board.

2. 14BAR-00000-00195 Denunzio New Residence Solvang
14LUP-00000-00260 (John Karamitsos, Planner) Jurisdiction: Ridgeline- Rural and D-Overlay
Request of Adam Cunningham, agent for the owner, A.J. Denunzio, to consider Case No. 14BAR-00000-00195 for preliminary approval of a new residence of approximately 1,198 square feet and garage of approximately 520 square feet. The following structure currently exists on the parcel: a barn of approximately 3,000 square feet. The proposed project will not require grading or tree removal. The property is a 5.69 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-070-068, located at 2636 Baseline Avenue in the Ballard area, Third Supervisorial District. (Continued from 9/12/14, 10/10/14 & 12/12/14)

CBAR COMMENTS:

- The project is very nice and the plans look good.
- The color board needs actual samples.

ACTION: Miller Fisher moved, seconded by Brady and carried by a vote of 4 to 0 (Erickson and Lash absent, Donovan abstains) to grant preliminary approval of 14BAR-00000-00195. Applicant may return for final approval on consent.

3. 14BAR-00000-00250 Colonial Greene Trust Tier I Winery Santa Ynez
14LUP-000000-00485 (Dana Eady, Planner) Jurisdiction: Condition of Permit
Request of Jones & Jones, LLP, F. Evan Jones, architect for the owner, Colonial Greene Trust c/o Nancy Chapman, to consider Case No. 14BAR-00000-00250 for preliminary and final approval of a conversion of a hay barn of approximately 1,400 square feet to a Tier I Winery with a vineyard manager office addition of approximately 144 square feet and restroom addition of approximately 151 square feet. The following structures currently exist on the parcel: a residence of approximately 7,381 square feet, barn with farm employee dwelling of approximately 6,468 square feet and residential agricultural unit of approximately 2,982 square feet and hay barn of approximately 1,400 square feet. The proposed project will not require grading. The property is a 110.42 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 141-140-011 located at 1470 Count Fleet Street in the Santa Ynez area, Third Supervisorial District. (Continued from 12/12/14)

COMMENTS:

- The design is charming and the materials are nice.
- Planner to ensure that light fixtures contain fully recessed LED lamps.

ACTION: Miller Fisher moved, seconded by Donovan and carried by a vote of 5 to 0 (Erickson and Lash absent) to grant preliminary and final approval of 14BAR-00000-00250.

4. 14BAR-00000-00271 Zotovitch New Residence Santa Ynez
14LUP-000000-00534 (Dana Eady, Planner) Jurisdiction: Design Overlay
Request of Michael Holliday, architect for the owners, Ryan and Brit Zotovich, to consider Case No. 14BAR-00000-00271 for conceptual review/preliminary approval of a new residence of approximately 1,200 square feet with an attached garage of approximately 840 square feet. No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and approximately 525 cubic yards of fill. The property is a 6.09 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-070-072, located at 1781 Still Meadow Road in the Santa Ynez area, Third Supervisorial District.

COMMENTS:

- Nice project; will fit in nice with the neighborhood.
- The structure is well-articulated, with good use of materials.
- Revisit the massing of the posts; consider 12" x 12" wood.
- Consider using gray-green on the fascia in place of the off-white.

2. 14BAR-00000-00212 Stewart Family New Residence Santa Ynez
14LUP-00000-00438 (Dana Eady, Planner) Jurisdiction: Ridgeline - Rural
Request of Mark Stewart, agent, and Perkins Engineering, agent for the owners, Mark Stewart, Dick Stewart and Pat Stewart, to consider Case No. 14BAR-00000-00212 for preliminary/final approval of a new residence of approximately 1,200 square feet. The following structure currently exists on the parcel: a barn of approximately 864 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 18.98 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-310-041, located at 3209 Calzada Ridge Road in the Santa Ynez area, Third Supervisorial District. (Continued from 10/10/14, 12/12/14 & 1/16/15)

Public Comments:

Jim Nichols (in opposition)

CBAR Comments:

- To address the potential for a lantern affect from lighting, the proposed light fixtures (drum fixtures) located within the interior of the residence should hang from the ceiling below the height of the clear story window sill.
- The applicant has adequately addressed the CBAR's comments and concerns.

ACTION: Ettinger moved, seconded by Donovan and carried by a vote of 5 to 0 (Clough absent) to grant preliminary and final approval of 14BAR-00000-00212.

3. 14BAR-00000-00223 New Verizon Wireless Telecommunications Facility at Mora Avenue Santa Ynez
14CUP-00000-00004 (Joyce Gerber, Planner) Jurisdiction: Condition of Permit
Request of MST Architects Wireless Division and Michelle Ellis, Complete Wireless Consulting, agents for the owners, Dennis and Susan Merchant and applicants, GTE Mobilnet of Santa Barbara LP dba Verizon Wireless to consider Case No. 14BAR-00000-00223 for further conceptual review of a new proposed wireless telecommunications facility consisting of a 50 foot tall mono broadleaf tree and nine proposed wireless antennas, equipment shelter and generator. The following structures currently exist on the parcel: two residences, barn, shed, and corral. The proposed project will not require grading. The property is a 4.79 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 141-430-018, located at 1867 Mora Avenue in the Santa Ynez area, Third Supervisorial District. (Continued from 12/12/14 & 1/16/15)

Public Comments:

Marcia Gibson (In opposition)

CBAR Comments:

Architecture:

- The faux bark on the tree is preferred.
- The proposed faux broad leaf tree design is preferable over a faux pine tree for this site.
- The color of the pre-fabricated equipment storage buildings shown in the rendering is acceptable.

Lighting:

- To comply with the Santa Ynez Valley Community Plan Outdoor Lighting Ordinance, the light fixture needs to be changed to a design which is fully shielded so that the light source is not visible.
- The light bulb should be low wattage with a warm/yellow bulb and only what is absolutely necessary to light the facility.

Landscaping:

- Landscaping needs to be shown on the plans.
- The project was reviewed conceptually and cleared to return for preliminary review following approval by the decision maker.
- Fencing around facility to match adjacent horse corral fencing.

Project received further conceptual review only, no action was taken. Applicant may return for preliminary and final approval.

2. 14BAR-00000-00212 Stewart Family New Residence Santa Ynez

14LUP-00000-00438 (Dana Eady, Planner) Jurisdiction: Ridgeline - Rural

Request of Mark Stewart, agent, and Perkins Engineering, agent for the owners, Mark Stewart, Dick Stewart and Pat Stewart, to consider Case No. 14BAR-00000-00212 for further conceptual review and preliminary approval of a new residence of approximately 1,200 square feet. The following structures currently exist on the parcel: a barn of approximately 864 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 18.98 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-310-041, located at 3209 Calzada Ridge Road in the Santa Ynez area, Third Supervisorial District. (Continued from 10/10/14)

Public Comment: James Nicholas, in opposition

COMMENTS:

- Return with wall sections, and exterior details, to articulate roof overhangs and to depict light fixtures.
- Lantern effect is still a concern.
- The project materials, simplicity of form, and modesty of size proposed are in conformity with neighborhood compatibility standards.

Project received further conceptual review only, no action was taken. Applicant may return for preliminary and final approval at the meeting of January 16, 2015.

3. 14BAR-00000-00223 New Verizon Wireless Telecommunications Facility at Mora Avenue Santa Ynez

14CUP-00000-00004 (Joyce Gerber, Planner) Jurisdiction: Condition of Permit

Request of MST Architects Wireless Division and Michelle Ellis, Complete Wireless Consulting, agents for the owners, Dennis and Susan Merchant and applicants, GTE Mobilnet of Santa Barbara LP dba Verizon Wireless to consider Case No. 14BAR-00000-00223 for conceptual review of a new proposed wireless telecommunications facility consisting of a 55 foot tall mono broadleaf tree and nine proposed wireless antennas, equipment shelter and generator. The following structures currently exist on the parcel: two residences, barn, shed, and corral. The proposed project will not require grading. The property is a 4.79 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 141-430-018, located at 1867 Mora Avenue in the Santa Ynez area, Third Supervisorial District.

COMMENTS:

- Site visit and mockup with certified height required prior to design comments.
- Return with photograph of similar already installed tree (close-up and shot from about 400 feet away).

Project received conceptual review only, no action was taken. Applicant was requested to return for further conceptual review with a site visit.

4. 14BAR-00000-00195 Denunzio New Two Story Residence Solvang

14LUP-00000-00260 (John Karamitsos Planner) Jurisdiction: Ridgeline- Rural and D-Overlay

Request of Adam Cunningham, agent for the owner, A.J. Denunzio, to consider Case No. 14BAR-00000-00195 for further conceptual review of a new two story residence on a raised foundation, with first floor of approximately 2,167 square feet, and second floor of approximately 999 square feet, and attached garage of approximately 726 square feet. The following structure currently exists on the parcel: a barn of approximately 3,000 square feet. The proposed project will not require grading or tree removal. The property is a 5.69 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-070-068, located at 2636 Baseline Avenue in the Ballard area, Third Supervisorial District. (Continued from 9/12/14 & 10/10/14)

COMMENTS:

- Depict height on elevations.
- Provide an accurate representation of topography.
- Return with color board, and material and colors noted on elevations.
- Return with light fixtures, general wall, door, window and deck details.
- Return with landscape plan.

shown as Assessor's Parcel Number 141-380-014, located at Highway 246 and Refugio Road in the Santa Ynez area, Third Supervisorial District. (Continued from 11/09/12)

PUBLIC COMMENT:

Nancy Emerson, Save Our Stars Committee/Women's Environmental Watch. No Position.

CBAR COMMENTS:

- a. The architecture is well-developed and finely articulated.
- b. Depict, in full context, elevations and/or three-dimensional representations of Phase I development as viewed from SR 246. Provide these renderings without landscaping and if desired by the applicant, the same renderings with landscaping at maturity.
- c. Reduce the number of Toyon, and replace with appropriate alternative native species, in order to safeguard against potential fire-blight impacts.
- d. Check on the health status of Raywood Ash in the Santa Ynez Valley.
- e. Note that Ceanothus will attract deer to the site.
- f. The footprint of the Alzheimer's facility (which may remain unbuilt for an extended period of time) is to be fully designed and integrated in to the Phase I site design.
- g. Concerns with drainage capacity along Luck Lane remain.

ACTION: Miller Fisher moved, seconded by Brady and carried by a vote of 4 to 0 (Erickson abstained, Lash absent) to grant preliminary approval of 12BAR-00000-00194. Applicant may return for final approval.

8.

14BAR-00000-00212 Stewart Family New Residence Santa Ynez
(No Assigned Planner) Jurisdiction: Ridgeline - Rural

Request of Mark Stewart, agent, and Perkins Engineering, agent for the owners, Mark Stewart, Dick Stewart and Pat Stewart, to consider Case No. 14BAR-00000-00212 for conceptual review of a new residence of approximately 1,200 square feet. The following structures currently exist on the parcel: a barn of approximately 864 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 18.98 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-310-041, located at 3209 Calzada Ridge Road in the Santa Ynez area, Third Supervisorial District.

PUBLIC COMMENTS:

Nancy Emerson, Save Our Stars Committee/Women's Environmental Watch. No Position.
Jim Nicholas. No Position.

CBAR COMMENTS:

- a. The CBAR appreciates the low-impact grading approach to the project, the modesty of the house size, and the limited exterior lighting.
- b. The slope of the roofline matches the site topography. A planted roof could be an interesting element.
- c. Use dark, tinted glass in all windows as low-E is insufficient. In particular, the gabled windows introduce night-lighting concerns through the potential "lantern effect."
- d. Provide a Landscape Plan.

Applicant received conceptual review only, no action was taken. Applicant was requested to return for further conceptual and preliminary approval.

9. 14BAR-00000-00195 Denunzio New Two Story Residence Solvang
14LUP-00000-00260 (Melissa Mooney, Planner) Jurisdiction: Ridgeline- Rural and D-Overlay

Request of Adam Cunningham, agent for the owner, A.J. Denunzio, to consider Case No. 14BAR-00000-00195 for further conceptual review of a new two story residence on a raised foundation, with first floor of approximately 2,167 square feet, and second floor of approximately 999 square feet, and attached garage of approximately 726 square feet. The following structure currently exists on the parcel: a barn of approximately 3,000 square feet. The proposed project will not require grading or tree removal. The property is a 5.69 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-070-068, located at 2636 Baseline Avenue in the Ballard area, Third Supervisorial District. (Continued from 9/12/14)