



COUNTY OF SANTA BARBARA

CENTRAL BOARD OF ARCHITECTURAL REVIEW AND SITE VISIT

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

Meeting Date: February 10, 2012
9:00 A.M.

Site Visit: Item #2 11BAR-00000-00062 Sagebrush Junction located at 762 Bell Street in Los Alamos scheduled at 11:00 a.m.

Bethany Clough, **Chair**
C. Puck Erickson-Lohnas, **Vice-Chair**
Kris Miller Fisher
Robin Brady
Greg Donovan
Brett Ettinger
Lowell Lash, **Alternate**
John Karamitsos, **Supervising Planner**
Anita Hodosy-McFaul, **CBAR Secretary**

- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Requests for change of scheduling should be made to Planning and Development, 123 E. Anapamu Street, Santa Barbara, Telephone (805) 884-6833 or 624 W. Foster Road, Santa Maria, California 93455; Telephone (805) 934-6250.
- If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Tuesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (8:45 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
- In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
- Board of Architectural Review approvals do not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Central Board of Architectural Review and that are distributed to a majority of all of the members of the Central Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara or 624 W. Foster Road, Suite C, Santa Maria, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Central Board of Architectural Review and that are distributed to a majority of all of the members of the Central Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at 1745 Mission Street, Suite C, Solvang, CA.

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENT:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. **AGENDA STATUS REPORT:**
- III. **MINUTES:** The Minutes of December 9, 2011 and January 13 2012 will be considered.
- IV. **CONSENT AGENDA:** None.
- V. **CBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- VI. **STAFF UPDATE:**
- VII. **STANDARD AGENDA:**

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

- 1. **12BAR-00000-00002 Bershada Residence Remodel/Addition, New Guest House Gaviota**
(No Assigned Planner) **Jurisdiction: Coastal**
Request of Britton Jewett, architect for the owner Steve Bershada, to consider Case No. 12BAR-00000-00002 for **conceptual review of a residence remodel and addition of approximately 1,356 square feet and new guest house of approximately 887 square feet with covered terrace of approximately 1,251 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,535 square feet with screened porch of approximately 171 square feet and covered terrace of approximately 400 square feet, attached guest house of 469 square feet and second attached guest house of approximately 418 square feet and attached accessory storage of approximately 74 square feet and covered terrace of approximately 192 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 600 cubic yards of fill or will not require grading. The property is a 600 acre zoned Ag-II-100 and shown as Assessor's Parcel Number 081-200-017, located at **575 Refugio Road** in the Gaviota area, Third Supervisorial District.
- 2. **11BAR-00000-00212 Pappas New Residence, Guest House, Workshop/Storage Gaviota**
11CDH-00000-00059 (Julie Harris, Planner) **Jurisdiction: Coastal, Ridgeline – Rural**
Request of Dan Weber and Steve Willson, agents for the owners, Tom and Caroline Pappas, to consider Case No. 11BAR-00000-00212 for **conceptual review of a new residence of approximately 4,637 square feet, guest house of approximately 1,648 square feet and workshop/ storage of approximately 2,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 704 cubic yards of cut and approximately 97 cubic yards of fill. The property is a 101.085 acre parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-680-027 located at **Parcel 77, Hollister Ranch** in the Gaviota area, Third Supervisorial District. (Continued from 1/13/12)

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

3. **11BAR-00000-00147 Power New Commercial Building Los Olivos**
11LUP-00000-00351 (Tammy Weber, Planner) **Jurisdiction: Commercial**
Request of Rob Alexander, agent for the owner, Marlene Power, to consider Case No. 11BAR-00000-00147 for **further conceptual review/preliminary approval of a new commercial structure of approximately 4,100 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 8,758 square foot parcel zoned C2/MU and shown as Assessor's Parcel Number 135-092-007, -008, located at **2906 Grand Avenue** in the Los Olivos area, Third Supervisorial District. (Continued from 10/14/11 & 11/04/11 & 12/09/11)
4. **11BAR-00000-00163 Presqu'ile Winery Signage Los Olivos**
11SCC-00000-00016 (Kim Probert, Planner) **Jurisdiction: Commercial**
Request of Signcraft and Rural Planning Services, Scott Dominques, agents for the owner, Presqu'ile Winery, to consider Case No. 11BAR-00000-00163 for **preliminary/final approval of a back lit hanging sign of approximately 16.6 square feet.** The following structures currently exist on the parcel: a building of approximately 1,480 square feet. The proposed project will not require grading. The property is a 4,750 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 135-091-023, located at **2369 Alamo Pintado Avenue** in the Los Olivos area, Third Supervisorial District. (Continued from 11/04/11)
5. **11BAR-00000-00169 Talan New Residence and Attached Garage Solvang**
11LUP-00000-00399 (Tammy Weber, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jeremy Roberts, architect for the owners, David and Sharl Talan, to consider Case No. 11BAR-00000-00169 for **further conceptual review/preliminary approval of a new residence of approximately 4,158 square feet (main level of 3,572 square feet and upper level of 568 square feet and a three car attached garage of approximately 834 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,200 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 4.71 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-610-007, located at **1280 Ladan Drive** in the Solvang area, Third Supervisorial District. (Continued from 11/04/11 & 1/13/12)

The Representatives of the following items should be in attendance at this CBAR Meeting by 11:00 A. M.

- Site Visit**
6. **11BAR-00000-00062 Sagebrush Junction Los Alamos**
11LUP-00000-00149 (Joyce Gerber, Planner) **Jurisdiction: Commercial/CM-LA Zone**
Request of Lenny Grant, RRM Design Group, agent for owners, Annie B. Roberts and Peter J. Burtness, to consider Case No. 11BAR-00000-00062 for a **site visit of 3 new apartment buildings and 2 new commercial buildings as follows: Building 1 consisting of three, 2-story apartments totaling approximately 3,870 square feet; Building 2 consisting of 3, 2-story apartments totaling approximately 3,870 square feet; Building 3 consisting of 2, 2-story apartments totaling approximately 2,580 square feet; Building 4 consisting of a 4,400 square foot commercial building and Building 5 consisting of a 1,200 square foot commercial building.** No structures currently exist on the parcel. The proposed project will not require cut and fill. The property totals 0.76 acres zoned CM-LA and shown as Assessor's Parcel Numbers 101-260-006 and -007 located at **742 and 762 Bell Street** in the Los Alamos Area, Third Supervisorial District. (Continued from 05/13/11, 06/10/11, 08/12/11, 09/09/11 & 10/14/11, 11/04/11 & 12/09/11)

The Representatives of the following items should be in attendance at this CBAR Meeting by 1:00 P. M.

7. **11BAR-00000-00062** **Sagebrush Junction** **Los Alamos**
11LUP-00000-00149 (Joyce Gerber, Planner) **Jurisdiction: Commercial/CM-LA Zone**
Request of Lenny Grant, RRM Design Group, agent for owners, Annie B. Roberts and Peter J. Burtness, to consider Case No. 11BAR-00000-00062 for **further conceptual review of 3 new apartment buildings and 2 new commercial buildings as follows: Building 1 consisting of three, 2-story apartments totaling approximately 3,870 square feet; Building 2 consisting of 3, 2-story apartments totaling approximately 3,870 square feet; Building 3 consisting of 2, 2-story apartments totaling approximately 2,580 square feet; Building 4 consisting of a 4,400 square foot commercial building and Building 5 consisting of a 1,200 square foot commercial building.** No structures currently exist on the parcel. The proposed project will not require cut and fill. The property totals 0.76 acres zoned CM-LA and shown as Assessor's Parcel Numbers 101-260-006 and -007 located at **742 and 762 Bell Street** in the Los Alamos Area, Third Supervisorial District. (Continued from 05/13/11, 06/10/11, 08/12/11, 09/09/11& 10/14/11, 11/04/11 & 12/09/11)
8. **11BAR-00000-00061** **Rosemary Commons** **Los Alamos**
11LUP-00000-00147 (Joyce Gerber, Planner) **Jurisdiction: Commercial/CM-LA Zone**
11LUP-00000-00148
Request of Lenny Grant, RRM Design Group, agent for owner, Peter J. Burtness, to consider Case No. 11BAR-00000-00061 for **final approval of two new apartment buildings as follows: Building 1 consists of a four-unit, two-story building of approximately 4,311 square feet. Building 2 consists of a four-unit, two-story apartment building of approximately 5,720 square feet.** No structures currently exist on the parcels. The proposed project will not require cut and fill. The property totals 17,500 square feet on two adjoining parcels zoned CM-LA and shown as Assessor's Parcel Numbers 101-173-001 and -002, located at **230 and 240 Den Street** in the Los Alamos Area, Third Supervisorial District. (Continued from 05/13/11, 06/10/11, 08/12/11, 09/09/11, 10/14/11 & 11/04/11)