

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW UPDATED APPROVED MINUTES Meeting of January 28, 2005

Robin Donaldson - Chair
Kathryn Dole - 1st-Vice Chair
James King - 2nd-Vice Chair
Bethany Clough
Pamela Ferguson-Ettinger
Valerie Froscher
Greg Ravatt
Chris Roberts
Kris Miller-Fisher
Anita Hodosy - BAR Secretary
Adam Baughman - Planner III

St. Marks in the Valley Episcopal Church
2905 Nojoqui Street
Los Olivos, California 93441
(805) 688-4454

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by Chair, Robin Donaldson, at 2:00 P.M., at St. Marks in the Valley Episcopal Church; 2905 Nojoqui Street, Los Olivos, California.

COMMITTEE MEMBERS PRESENT:

Robin Donaldson - Chair
Kathryn Dole - 1st Vice-Chair
James King - 2nd Vice Chair
Pamela Ferguson-Ettinger
Valerie Froscher
Greg Ravatt
Chris Roberts
Kris Miller-Fisher
Anita Hodosy - BAR Secretary
Adam Baughman -Planner III

COMMITTEE MEMBERS ABSENT: Bethany Clough

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: - Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: There were no changes to the agenda.

III. MINUTES: Froscher moved, seconded by Dole and carried by a vote of 8 to 0 (Clough absent) to table the Minutes of January 14, 2005 for approval at the next meeting.

IV. BAR MEMBERS INFORMATIONAL BRIEFINGS:

V. STAFF UPDATE: Kris Miller-Fisher was appointed as a member to the Board of Architectural Review as the Third District Representative by Supervisor Brooks Firestone at the County of Santa Barbara Board of Supervisors Meeting of January 25, 2005. The Board of Architectural Review members were unanimously delighted to welcome aboard Kris Miller-Fisher.

VI. THE FOLLOWING SITE VISITS WERE CONDUCTED BY THE BAR:

- ✓ *Begin Site Visits at 8:30 a.m. Dunn School 2555 State Highway 154 in Los Olivos*
- ✓ *Drive by Site Visit 10:05 a.m. Los Alamos Ranch site*
- ✓ *10:35 a.m. Sprint Telecommunication Facility located southwest of the intersection of Clark Avenue and Broadway in Orcutt*
- ✓ *Drive by Site Visit 10:50 through Old Towne Orcutt*
- ✓ *11:00 a.m. Rancho Maria Golf Course Residential Development located at 1950 Highway 1. Visit will gather in the club house.*
- ✓ *1:30 p.m. Johnson New Residence and Detached Garage located at 920 Ladan in Solvang*

VII. STANDARD AGENDA:

**1. 04BAR-00000-00291 Sprint Telecommunications Facility Orcutt
04CUP-00000-00004 (Tom Figg, Planner) Ridgeline: N/A**

Request of Tricia Knight, agent for the owners, Sprint, to consider Case No. 04BAR-00000-00291 for **site visit and further conceptual review of Telecommunication Facility- Mono-pine Design of approximately 65 feet high faux mono-pine housing two telecommunication carriers (Sprint & Nextel) located on an existing developed commercial property.** The property is shown as Assessor's Parcel Number 105-121-001, located **southwest of the intersection of Clark Avenue and Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/17/04)

Project received a site visit and further conceptual only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Sprint/Nextel @ Clark and Broadway**
- **Return with alternatives to the pine (ex. faux broadleaf species, etc.)**
- **Faux water tank may be appropriate, however, at 65-ft tall, it may look out of place**
- **Consider planting pines around the base, perhaps other, smaller faux pines might work**
- **The site will need to be appropriately landscaped. Use of similar plantings such as *grevilla robusta* and *sequoia sempervirens* is encouraged.**
- **Length of faux tree branches needs to be varied.**
- **Bring back options.**
- **Return for further conceptual.**

**2. 04BAR-00000-00157 Johnson New Residence and Detached Garage Solvang
04LUP-00000-00635 (Nicole Losch, Planner) Ridgeline: N/A**

Request of James May Macari, architect for the owner, Chris Johnson, to consider Case No. 04BAR-00000-00157 for **further conceptual/preliminary/final approval of a new residence of approximately 4,819 square feet and detached garage of approximately 1,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 711 cubic yards of cut and approximately 102 cubic yards of fill. The property is a 7.2 acre parcel zoned A-I-5-D and shown as Assessor's Parcel Number 137-620-007, located at **920 Ladan** in the Solvang area, Third Supervisorial District. (Continued from 7/30/04, 10/01/04 & 12/17/04)

Project received a site visit and further conceptual review only, no action was taken. Applicant to resubmit for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Pads of homes should be integrated with natural topography. Discourage use of stepped pads.**
- **Use of retaining walls is discouraged, naturally contoured grading is crucial, less grading is encouraged.**
- **Try to diverge from 2:1 slopes between lots.**
- **Edge of the green space should flow to the homes, extend the natural landscape to the homes, less distinct property lines, no barriers.**
- **Return with a vignette of buildings to show context.**
- **A departure from the typical, uniform subdivision is encouraged.**
- **The homes should feel less like production homes and more like rural, early California indigenous architecture.**
- **Strive for simplicity in the architecture, cohesive yet distinct areas.**
- **The emphasis should be on nature rather than the buildings.**
- **Windy site needs to provide for useable outdoor spaces.**
- **Sea Ranch in northern California is a good example of contextual design.**
- **Attention to drainage and ESH is imperative, offers an opportunity to be creative.**
- **Use of drainages as an aesthetic amenity would strengthen design.**
- **Return for further conceptual.**

5. 04BAR-00000-00333 Royal Oaks Winery Santa Ynez
00-LUP-00000-06198 (Brian Tetley, Planner) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Lawrence D. Dvtra, Royal Oaks Winery, to consider Case No. 04BAR-00000-00333 for **conceptual review of architectural revisions to winery building from approximately 7,267 square feet to 7,081 square feet and Warehouse and Production Building front porch from approximately 1,440 square feet to 2,304 square feet. This proposed project is currently under construction with flatwork completed.** The proposed project will not require grading. The property is a 18.16 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 141-030-051, located at **3010 Roblar Avenue** in the Santa Ynez area, Third Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to resubmit for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **More screening for bus parking is necessary.**
- **More canopy trees are needed in parking lot.**
- **Windmill design is acceptable.**
- **Return for prelim/final approval.**

6. 04BAR-00000-00247 Honea Winery Building Solvang
04LUP-00000-00929 (Brian Foss, Planner) Ridgeline: N/A

Request of Tish Beltranena, agent for the owner, Milt Honea, to consider Case No. 04BAR-00000-00247 for **preliminary/final approval of a winery building of approximately 4,871 square feet.** The following structures currently exist on the parcel: a barn of approximately 1,211 square feet, a guest house of approximately 790 square feet, a residence of approximately 1,986 square feet, a shed of approximately 300 square feet and agriculture storage barn of approximately 2,960 square feet. The proposed project will require approximately 1,200 cubic yards of cut and approximately 900 cubic yards of fill or will not require grading. The property is a 39.19 acre zoned AG-I-10 and shown as Assessor's Parcel Number 137-020-022, located at **2201 Alamo Pintado Road** in the Solvang area, Third Supervisorial District. (Continued from 10/29/04)

ACTION: Ferguson-Ettinger moved, seconded by Miller-Fisher and carried by a vote of 8 to 0 (Clough absent) to grant final approval of 04BAR-00000-00247.

7. 03BAR-00000-00353 Price Ranch New Residences Los Alamos
03LUP-00000-00661 (Brian Foss, Planner) Ridgeline: N/A

Request of Nick Foster, agent for the owners, Syncon Homes of CA, Inc., to consider Case No. 03BAR-00000-00353 for **further conceptual review for construction of four single family dwellings each of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is four parcels of 20,000 square foot each zoned C-1 and shown as Assessor's Parcel Numbers 010-130-024,-025,-026 and -027, located at **Price Ranch Road** in the Los Alamos area, Third Supervisorial District. (Continued 1/09/04 & 10/01/04)

Project received further conceptual review only, no action was taken. Applicant to resubmit for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **California Sycamores are needed at the rear of the properties, otherwise, the proposed mix is good.**
- **Improvement over previous proposals.**
- **Vertical board and batten makes homes look taller.**
- **Front door landings appear to be below the flood line, reconfirm with Flood Control that this design is acceptable, may need to add raised landings.**
- **Carriage house doors for garage would be preferable.**
- **Return for preliminary.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Valerie Froscher moved, seconded by Pamela Ferguson-Ettinger and carried by a vote of 8 to 0 (Bethany Clough absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 11, 2005 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.