



Central Board of Architectural Review

Agenda

Meeting Date: September 13, 2024
9:00 A.M.

Santa Ynez Community District Services
1070 Faraday Street
Santa Ynez, CA
Planning & Development 805 934-6250

CBAR Members

Chair	Bethany Clough	Denise Johns
Vice-Chair	C. Puck Erickson-Lohnas	Alan Corlin
	Lowell Lash	Andrew Petrovsky
	Cris Lapp	

Planning & Development Staff

Supervising Planner	Nicole Lieu	CBAR Secretary	Teresa Castro
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The Central Board of Architectural Review provides in-person and virtual participation until further notice.

The following methods of participation are available to the public.

1. You may observe the live stream of the Central Board of Architectural Review online at: YouTube at: https://www.youtube.com/channel/UC_hPfWWxJ_kd_oF6fPAygBA
2. If you wish to make a general public comment or to comment on a specific agenda item, the following methods are available:
 - **Distribution to the Central Board of Architectural Review Members** - Submit your comment via email prior to the commencement of the Central Board of Architectural Review meeting. Please submit your comment to the Recording Secretary at castrot@countyofsb.org. Your comment will be placed into the record and distributed appropriately.
 - **Attend the Meeting In-Person:** Individuals are allowed to attend and provide comments at the CBAR meeting in-person.
 - **Video and Teleconference Public Participation** – To participate via Zoom.

Video and Teleconference Public Participation.

You are invited to a Zoom webinar.

When: Sep 13, 2024 09:00 AM Pacific Time (US and Canada)

Topic: Central Board of Architectural Review

https://countyofsb.zoom.us/webinar/register/WN_jUUmW60NQ32cRMretbS-3Q

Webinar ID: 831 2188 8393

- 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 planners to have projects placed on a future agenda.**

- Requests for change of schedule should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
- If your case appears on the Consent Agenda, 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 with Disabilities Act, if you need a disability-related modification or accommodation or are exempt from applicable Health Officer Orders, including auxiliary aids or services such as sound enhancement equipment or an American Sign Language interpreter, to participate in this hearing, please contact Hearing Support Staff at 805-934-6297. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements. If you have any questions or if you are participating in the hearing telephonically or electronically and need a disability-related modification or accommodation or have any issues attempting to access the hearing telephonically or electronically, please contact Hearing Support Staff at 805-568-2000.
- 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.
- Disclosure of Campaign Contributions: Pursuant to Government Code section 84308, members of this legislative body are disqualified and not able to participate in any agenda item involving land use permits and other entitlements if the legislative body member received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item within the preceding 12 months. Applicants, appellants, contractors, agents or any financially interested participant who actively supports or opposes the County's decision on the agenda item who have made campaign contributions totaling more than \$250 to a Board member within the preceding 12 months, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount and date of the campaign contribution and identify the recipient Board member and may be made either in writing to the Clerk of the Board of Supervisors prior to the subject hearing or by verbal disclosure at the time of the hearing.
- The Chair will announce when public testimony can be given for the items on the agenda. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comments for an item is 15 minutes. Public testimony will be made as follows:
- The order of presentation after the Chairman introduces the item is as follows:
 1. Presentation by the applicant.
 2. Questions by the Board.
 3. Public Comment.
 4. Additional response by applicant/staff.
 5. Board consideration of Findings and Conditions of Approval.
 6. Motion, discussion of motion, decision, and vote by the Board.
- Writings that are a public record under Government Code § 54957.5(a) and that relates 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 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, CA. ***Please contact the staff member indicated on the agenda via telephone to set an appointment to view documents.*** 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 CBAR Board of Architectural Review

during the meeting are available at <https://www.countyofsb.org/1598/Central-Board-of-Architectural-Review> or by appointment at 805-568-2000 or by appointment 805-934-6297

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 August 16, 2024 Minutes will be considered.
- IV. **CBAR MEMBERS INFORMATIONAL BRIEFINGS**
 - I. **MEMBER RECUSALS**
 - II. **STAFF UPDATE:** The Planning and Development staff person will provide a brief oral report on items of general interest to the Board and members of the public, such as ordinance amendments in process or recently approved that may impact design review, updates on Board procedures, and the status of appeal hearings of projects that the Board has approved or denied.

The Representatives of the following items should be prepared to present their projects at CBAR Meeting by 9:00 A.M.

III. STANDARD AGENDA:

- 1. **24BAR-00072** **Verizon at Gardner Ranch** **Buellton**
24CUP-00016 (Kathleen Volpi, volpik@countyofsb.org) Rural

Request of Verizon Wireless, agent for HARTB LLC to consider Case number 24BAR-00072 for Conceptual Review of a minor Conditional Use Permit to allow the construction of a new unmanned wireless facility on a 50-foot monopine. The following equipment would be placed on the monopine: four LTE panel antennas, two C-Band panel antennas, four radio units, and two surge suppressors. The following equipment would be placed on the ground: one ILC panel, three equipment cabinets on a new concrete pad, one Telco cabinet, one GPS antenna, and one 30-Kilowatt emergency backup diesel generator, and five service lights. An 8-foot perimeter fence with an 8-foot wide swing gate is proposed to surround the 30-foot by 30-foot lease area. Electrical utilities will be located in a proposed underground vault pulled from a proposed PG&E transformer located within the lease area. The property is a 538.74 parcel zoned AG-II-20 and shown as Assessor's Parcel Number 137-270-031 located at 510 Highway 101 in the Buellton area, Third Supervisorial District.

- 2. **24BAR-00070** **Verizon @ 3174 Roblar Ave** **Santa Ynez**
24CUP-00020 (Orta, Adam, Planner, ortaa@countyofsb.org) Rural

Request by Armando Montes, Agent, on behalf of Verizon Wireless to consider case number 24BAR-0023 for Preliminary and Final review for a Conditional Use Permit to construct an unmanned wireless telecommunications facility that would include six (6) 6-foot panel antennas and three (3) 3-foot panel antennas within three (3) sectors. The antennas are directional and would be mounted on a proposed 50' tall faux water tower. Also mounted within the faux water tower will be a total of six (6) remote radio units to be mounted at approximately 45' high and hybrid cables running within the center pipe to feed the wireless facility. All equipment for the antennas would be located at the base of the structure behind a proposed 8' tall wooden fence within a 30' x 30' equipment enclosure with a new 12' x 4' concrete pad to mount the equipment on. Equipment includes three (3) cabinets, one (1) GPS antenna, five (5) service lights, a fiber teleco box, a transformer and two (2) surge

suppressors. The entire facility would be contained in the 900-square-foot lease area on a pre-graded area at the northwest corner of the property along Roblar Ave and Highway 154. A 30KW diesel generator with a 210-gallon tank will also be installed in the equipment enclosure but will only be used in the event of a mass power failure. XX cubic yards of grading are proposed in association with the 210' of utility trenching, and no tree removal or landscaping is proposed as part of this project.

Electrical service for the facility will be provided by PG&E. The parcel will continue to be served by the Santa Barbara County Fire Protection District and Santa Barbara County Sheriff Department. Access will be provided off of Roblar Avenue via a new 20' wide access easement. The facility would be located within a 900-square-foot lease area within a 5.10-acre parcel owned by Roblar N Properties, LLC, zoned Agriculture I (AG-I-20) and shown as Assessor's Parcel Number 141-030-034, located at 3174 Roblar Ave in the Santa Ynez Valley Community Plan area, Third Supervisorial District. (continued from 6-14-24)

3. 24BAR-00110 Firestone Garage Solvang
24LUP-0145 (Tatiana Cruz, cruzt@countyofsb.org) Rural

Request of Architect Nicholas Firestone to consider Case number 24BAR-00110 for Conceptual Review of a detached 3-car garage of approximately 960 square feet. The following structures exist on the parcel: a residence of approximately 3,480 sq. ft. and attached 815-sq.-ft. garage. The proposed project will require approximately 38 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 4.96-acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 137-610-004, located at 1340 Ladan Drive in the Solvang area, Third Supervisorial District.

4. 23BAR-00160 Moore New SFD Solvang
24LUP-00265 (Orta, Adam ortaa@countyofsb.org) Rural

Request of Jones Land Use Planning for Keith and Roberta Moore to consider case number 23BAR-00160 for further conceptual review of a new residence being built, along with a garage, a Pool Cabana, and an office. The residence will be approximately 7,682 square feet, the garage will measure approximately 901 square feet, the Pool Cabana will measure approximately 563 square feet, and the office will measure approximately 379 square feet. The following structure currently exists on the parcel: Single-family Dwelling, Garage, and AED. The existing single-family dwelling measuring 2,806 square feet, a 700 square foot garage, and a 1476 AED are scheduled for demolition by the owner. The proposed project is estimated to require approximately 5,259 cubic yards of cut and approximately 354 cubic yards of fill. The project is 20.07 acres in size, Zoned AG-I-20, and shown as Assessor's Parcel Number 135-270-025, located at 2750 Latigo Drive, Solvang Area, Third Supervisorial District. (continued from 12-08-23)

5. 22BAR-00000-00178 John Sebastiano Winery – Tier III Winery Lompoc
22DVP-00000-00015 (Tina Mitchell, Planner, tmitchell@countyofsb.org) Rural

Request of David Swenk, agent for John Wagner to consider Case number 22BAR-00000-00178 for Further Conceptual Review of a Winery of approximately 24,320 square feet with approximately 169,005 square feet of new landscaping. There is approximately 5,061 square feet of existing development on the property, including a single-family dwelling and agricultural storage structures. The proposed project will require approximately 55,408 cubic yards of cut and approximately 4,441 cubic yards of fill. The property is a 1002.93-acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-220-021, located at 7631 East Highway 246 in the Lompoc area, Third Supervisorial District. (Continued from 10-14-22, 6-9-23, 7-14-23, 1-12-24, 3-8-24, 8-16-24)