

# COUNTY OF SANTA BARBARA



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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: January 28, 2011**

**Betteravia Government Center  
511 East Lakeside Parkway  
Santa Maria, CA 93455  
(805) 934-6250**

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Craig Lewis Atkinson  
James King, **Vice-Chair**  
Greg Ravatt  
Kevin J. Small, **Chair**  
Edwin F. Schuler

Jared Hurley, **Alternate**  
Gil V. Palacios, **Alternate**  
Zoraida Abresch, **Supervising Planner**  
Leticia I. Rodriguez, **NBAR Secretary**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair, Kevin Small, at 9:00 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

**BOARD MEMBERS PRESENT:**

Craig Lewis Atkinson (*arrived at 9:03 A.M.*)  
James King - Vice Chair  
Gregg Ravatt  
Edwin F. Schuler  
Kevin J. Small - Chair  
Jared Hurley - Alternate  
Gil V. Palacios (*arrived at 9:05 A.M.*) - Alternate

**STAFF MEMBERS PRESENT:**

Leticia I. Rodriguez - Board Assistant Specialist  
David Villalobos - Board Assistant Supervising  
Zoraida Abresch - Supervising Planner, Development Review North  
John Zorovich - Planner, Development Review North  
Megan Lowery - Planner, Development Review South

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** None.

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** Approximately 2.
- II. AGENDA STATUS REPORT:** No changes made to the agenda.
- III. MINUTES:** Hurley moved, seconded by Ravatt and carried by a vote of 4 to 0 (Schuler abstained) (Atkinson and Palacios absent) to approve the Minutes of December 17, 2010, as revised.
- IV. ELECTION OF NEW CBAR CHAIR AND VICE CHAIR:** Hurley moved, seconded by Ravatt and carried by a vote of 5 to 0 (Schuler abstained) (Palacios absent) to elect Kevin J. Small as 2011 NBAR Chair and James King as 2011 NBAR Vice-Chair.

**V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:**

**Boardmember Small** welcomed new North Board of Architectural Review Committee boardmember Edwin F. Schuler.

**VI. STAFF UPDATE:** None.

**VII. STANDARD AGENDA:**

1. 07BAR-00000-00356                      Allen Cooler Facility Expansion                      Santa Maria  
07DVP-00000-00036 (John Zorovich, Planner)                      Jurisdiction: DVP

Request of Michael Maglinte, agent for the owner, Mr. Paul Allen, to consider Case No. 07BAR-00000-00356 for **final approval of a cooler facility expansion of approximately 29,529 square feet for Phase I, approximately 2,005 square feet for Phase II, and 13,020 square feet for Phase III.** Total square footage on the 4.99 acre parcel following re-development will be 55,044 square feet. Currently, there exists 32,095 square feet of development on the project site consisting of: a cold room, an office of approximately, and a canopy for shade to protect the incoming product from the sun. The proposed project will require approximately 500 cubic yards of cut and 200 of fill. The property is 4.99 acres in size and zoned AG-II-40 and shown as Assessor's Parcel Number 117-160-038, located at **2165 West Main Street** in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 08/08/08, 08/27/10, 09/24/10, 10/22/10, 11/19/10, and 12/17/10)

**NBAR COMMENTS:**

- Stucco colors don't match/compliment each other (one is warm one is cool).
- Reconsider white, different shade of green (grayer green).
- Reconsider scale of entry element.

**ACTION:** Atkinson moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Schuler abstained) to continue final approval of 07BAR-00000-00356.

2. 10BAR-00000-00092                      Verizon Telecommunications                      Vandenberg Village  
10CUP-00000-00021(Megan Lowery, Planner)                      Facility at Vulcan Storage                      Jurisdiction: Planning Commission –Telecom

Request of Nick Gonzalez, agent for the applicant, Verizon Wireless, to consider Case No. 10BAR-00000-00092 for **preliminary/final approval of a telecommunications facility consisting of a 57-foot high antenna support structure designed to resemble a pine tree, with 12 panel antennas, a 198 square foot equipment compound, and a backup emergency generator located within a 700 square-foot lease area.** The following structure currently exists on the parcel: a storage facility of approximately 19,904 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-010, located at **170 Vulcan Drive** in the Vandenberg Village area, Third Supervisorial District. (Continued from 6/25/10, 07/23/10, and 08/27/10)

**NBAR COMMENTS:**

- Applicant should bring tree samples with proposed branching patterns, color palette & materials; photographs of existing trees; and fencing samples.
- Applicant should include all specifications on plans.
- NBAR still concerned with parking spaces and back up area.
- Plans should be revised to accurately reflect proposal (i.e., if deleting parking spaces, show this).

**ACTION:** Atkinson moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Schuler abstained) (Small recused) to continue preliminary/final approval of 10BAR-00000-00092 to the NBAR meeting of February 25, 2011.

3. 10BAR-00000-00187 ARC Vineyards Tier I Winery Orcutt  
10LUP-00000-00477 (Dana Carmichael, Planner) **Jurisdiction: Winery**

Request of David Swenk, Urban Planning Concepts, agent for the owner, ARC Vineyards, LLC, to consider Case No. 10BAR-00000-00187 for **final approval of a canopy over a crush pad of approximately 920 square feet to a Tier I Winery.** The following structure currently exists on the parcel: a Tier I winery of approximately 2,826 square feet. The proposed project will not require grading. The subject property is a 13.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/17/10)

**ACTION:** Hurley moved, seconded by King, and carried by a vote of 5 to 0 (Schuler abstained) to grant final approval of 10BAR-00000-00187.

4. 11BAR-00000-00003 ARC Vineyards Winery Entry Orcutt  
08DVP-00000-00032 (Dana Carmichael, Planner) **Jurisdiction: DVP**  
10BAR-00000-00095

Request of David Swenk, agent for Urban Planning Concepts, to consider Case No. 11BAR-00000-00003 for **revised final approval of an entrance monument totaling approximately 200 linear feet.** The following structures currently exists on the parcel: a storage building of approximately 2,800 square feet and a single family dwelling (currently under construction) of approximately 6,227 square feet. The proposed project will not require cut or fill. The subject property is a 193.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Number 129-151-045 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.(Continued from 06/25/10 and 07/23/10)

**NBAR COMMENTS:**

- If the engineering requires significant design changes, applicant will need to come back for additional review.

**ACTION:** Hurley moved, seconded by King, and carried by a vote of 5 to 0 (Schuler abstained) to grant revised final approval of 11BAR-00000-00003.

5. 10BAR-00000-00190 Revised Rice Ranch Specific Plan Orcutt  
10CUP-00000-00044 (John Zorovich, Planner) **Jurisdiction: DVP**  
10DVP-00000-00018  
10GPA-00000-00006  
10ORD-00000-00009  
10SPP-00000-00001  
10TRM-00000-00004

Request of Laurie Tamura, Urban Planning Concepts, Inc, agent for Rice Ranch Ventures, LLC, to consider Case No. 10BAR-00000-00190 for **conceptual review of 140 condominium units to total approximately 144,212 square feet at Pine Creek and 38 duplexes to total approximately 53,864 square feet at The Meadows.** The proposed project will require approximately 29,053 cubic yards of cut and approximately 43,196 cubic yards of fill. The project is located in the Rice Ranch Specific Plan Area (Pine Creek and The Meadows neighborhood) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-390-007, 101-400-001, and 101-400-002 in the Orcutt area, Fourth Supervisorial District.

**PUBLIC COMMENT:**

- **Rosemary Standaert**
- **Chuck Williams**

**NBAR COMMENTS:**

- **Both neighborhoods need more plan types and visual individuality.**
- **Project has a lot of repetition in design.**
- **Linear elevations are very stark/too symmetrical.**
- **Bring photos to give context of where these neighborhoods are**

**Pine Creek**

- **Pine Creek- elevations and photos don't correlate (roof pitches, colors/materials different etc.)**
- **Plan A & C - siding is too minimal (either use more or less)**
- **Odd to have windows facing out towards the parking court yard.**
- **Unit A - back elevation is very prominent and linear, should offset units, and break up long row of elevation.**
- **Bring rough elevations, cross sections.**
- **The Sagecrest Drive elevation is higher than the adjacent homes; people can look into bedrooms.**
- **Sage Crest Drive landscaping will be critical from safety & screening standpoint.**
- **Unit C - accessibility to units is problematic (have to walk thru courtyard)**
- **Pine Creek- guest parking throughout site is of concern; need additional street parking.**

**Meadows**

- **Plan B issue with tile roofs on duplexes**
- **Develop other elevations (only one front developed at this point).**
- **Clarify if each unit has back yard or fence.**

**Project received conceptual review only. No action taken. Applicant may return for further conceptual review.**

*There being no further business to come before the North Board of Architectural Review, Board Member Atkinson moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Schuler abstained) to adjourn the meeting until 9:00 A.M. on Friday, February 25, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 11:23 A.M.