



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: February 25, 2011
9:00 A.M.**

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**

- 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, 624 W. Foster Road, Santa Maria, California 93455; Telephone (805) 934-6250.
 - If your case appears on the Consent Agenda, please note the following: 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) 934-6250. 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 North Board of Architectural Review and that are distributed to a majority of all of the members of the North 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, 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 North Board of Architectural Review and that are distributed to a majority of all of the members of the North Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at 511 East Lakeside Parkway, Santa Maria, CA.
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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 January 28, 2011 will be considered.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS

V. STAFF UPDATE

VI. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:00 A. M.

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, 08/27/210, 09/24/10, 10/22/10, 11/19/10, 12/17/10, and 01/28/10)

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

Request of Melissa Tauber, 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, 08/27/10, and 01/28/10)

3. 11BAR-00000-00014 Leishman Signs Orcutt
11SCC-00000-00003 (Dana Carmichael, Planner) Jurisdiction: Sign

Request of Mark R. Blackford, agent for the owner, Woodland Leishman & Associates, to consider Case No. 11BAR-00000-00014 for **conceptual review of 2 wall signs each of approximately 30 square feet.** The following structures currently exist on the parcel: a building of approximately 14,000 square feet. The proposed project will not require grading. The property

is a 1.56 acre parcel zoned PI and shown as Assessor's Parcel 103-740-002 located at **5075 Bradley** in the Orcutt area, Fourth Supervisorial District.

4. **11BAR-00000-00013** **Signs Anytime Fitness** **Orcutt**
11SCC-00000-00002(Tammy Weber, Planner) **Jurisdiction: Sign**

Request of Signs of Success, Inc., agent for the owner, Jeffrey Ando, to consider Case No. 11BAR-00000-00013 for **conceptual review of 1 wall sign of approximately 30 square feet and 1 projecting sign of approximately 2.5 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 6,000 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-073-009 located at **153 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

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 **further 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. (Continued from 01/28/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, North

FROM: John Zorovich

DATE: February 22, 2011

RE: 07BAR-00000-00356; Main Street Cooler Expansion; APN 117-160-038

Preliminary review indicates that the project complies with the all zoning requirements for the AG-II-40 district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Comprehensive Plan. Staff has reviewed the proposed project and authorizes the applicant to proceed for Final BAR approval.

<input type="checkbox"/>	CONCEPTUAL
<input type="checkbox"/>	PRELIMINARY
<input checked="" type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

PROJECT DESCRIPTION:

The applicant is returning to the NBAR this Friday, (September 24, 2010) seeking preliminary/final approval of 42,549 s.f. of new development to replace 10,205 s.f. of existing development. Total net new building square footage will be 32,344 sq. ft. Total square footage on the 4.99 acre parcel following re-development will be 55,044 s.f. The project also includes legalizing an existing unpermitted 1,800 s.f. maintenance building (Building 'L') located along the northern perimeter of the site.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Zoning Clearance is subject to my review.**

c: Case File (to Planner)
Leticia Rodriguez (e-mail)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Megan Lowery

DATE: February 25, 2011

RE: 10BAR-00000-00092, Verizon Facility at Vulcan Storage, 10CUP-00000-00021
170 Vulcan Drive, Lompoc; APN 097-590-010

Preliminary review indicates that the project complies with the all requirements of the C-2 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

Parking: Please note that the lease area has been reduced to fit within the existing parking spaces; therefore the parking space on the opposite of the planter would remain a usable space.

PLEASE SPECIFICALLY COMMENT ON:

- 1) Tree design (please determine whether the design meets the conditions of approval below)
- 2) Equipment and fencing colors/painting
- 3) Equipment area design and fencing

At the Planning Commission hearing of November 10, 2010 the proposed project was reviewed and approved the Commission, with the following comments/requests for your Board's consideration:

- Tree design including branch placement and density should resemble a real tree and should completely conceal the antennas as depicted in the photo simulations
- The plans dated August 28, 2010 do not correspond with the density and design depicted in the photo simulations
- The tree design should meet the standards described in Condition of Approval "Monopine Design" (see below).

The following Conditions of Approval apply to the project.

1. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approval of 10BAR-00000-00092. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review, including tree details that incorporate the color and design specifications in Condition No. 8 (Tel-01 Monopine Design) and Condition No. 9 (Tel-03 Colors and Painting), and shall obtain final BAR approval prior to issuance of the Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
2. **Tel-01 Monopine Design.** The Permittee shall adhere to the following design specifications for the monopine: branch foliage must vary in density, spacing, size and angle to avoid rigid symmetry; overall tree shape shall integrate with the context of the site; colors of the faux trunk and branches must be field-matched to blend with the existing vegetative backdrop and shall be non-reflective, green needles shall be interspersed with brown to provide more natural appearance, and the exterior surface of the faux trunk shall emulate the texture of a real tree; all antennas (panels, microwave and GPS), mounting brackets, and coaxial cables shall be completely screened from public view by the faux foliage and painted to match; branch foliage shall continue down the faux trunk so as to fully conceal the trunk from prominent public vantage points and the overall design shall substantially conform to and implement the visual effect represented in the photo simulations accompanying the project application. **PLAN REQUIREMENTS:** Construction plans evidencing compliance with the monopine specifications shall be submitted by the Permittee to P&D permit processing planner. **TIMING:** This condition shall be satisfied prior to issuance of Zoning Clearance. **MONITORING:** P&D compliance monitoring staff shall conduct a project compliance inspection prior to Final Building Inspection Clearance.
3. **Tel-03 Colors and Painting.** All exposed equipment and facilities (i.e., antennas, support structure, equipment cabinets, etc.) shall be finished in non-reflective materials (including painted surfaces). Pole mounted equipment including antennas, mounting brackets, cabling, etc. shall be painted to match the tree materials. Ground mounted equipment and cabinetry shall be painted per BAR's specifications. **PLAN REQUIREMENTS:** Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of the Zoning Clearance, as well as on final building plans. **MONITORING:** P&D

compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance.

PROJECT DESCRIPTION:

The project is a request by the agent, Melissa Tauber, for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and use of an unmanned, telecommunications facility under provisions of County Code zoning requirements for property zoned C-2. The facility would be located at 170 Vulcan Drive, in Lompoc area, on property owned by Vulcan Street Storage LLC.

The applicant is proposing to construct an unmanned wireless facility that would include twelve (12) 5-foot panel antennas with four antennas per sector (0/120/240 degree azimuths). The antenna would be mounted on a new 57-foot tall antenna support structure designed to resemble a pine tree.

All equipment for the antennas would be located inside the fenced lease area compound mounted on a raised concrete slab 12-inches above grade. The equipment would be serviced by PG&G and Verizon Communications via existing utilities on site. The facility would require less than 5 cubic yards of earth disturbance for the purpose of grubbing for the equipment pad and minor trenching.

Access to the facility would be from the existing parking lot entrance off Vulcan Drive. The rear parking lot, in which the facility would be located, is secured by a locked gate accessed by employees and storage customers. In addition to this gate, the facility lease area would be fenced and locked with a 7-foot high chain link fence, matching the existing perimeter fencing on the property.

The equipment would be lit only for maintenance purposes by one 300-watt light that would be hooded and downcast. The entire facility (minus the trenching) would be contained in the 700-square foot lease area. Emergency power would be provided by a new 30kw 135 gallon diesel generator mounted on a concrete pad in the equipment area. The equipment would be cooled by air conditioning units inside the equipment shelter that would operate intermittently.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File (to Planner)
Anita Hodosy, P&D