

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: February 25, 2011**

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

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**

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
James King - Vice Chair
Gregg Ravatt
Edwin F. Schuler
Kevin J. Small - Chair
Jared Hurley - Alternate

STAFF MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Gil V. Palacios - Alternate

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** No changes made to the agenda.
- III. MINUTES:** Atkinson moved, seconded by King and carried by a vote of 5 to 0 (Palacios absent) to approve the Minutes of January 28, 2011, as revised.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- V. STAFF UPDATE:** None.

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

NBAR COMMENT:

- **BAR approved color/material board.**

ACTION: Hurley moved, seconded by King, and carried by a vote of 5 to 0 (Palacios absent) to grant final approval of 07BAR-00000-00356.

2. 10BAR-00000-00092 Verizon Telecommunications 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)

NBAR COMMENT:

- **Add a general note on plans that density of tree match plans.**

ACTION: Atkinson moved, seconded by Hurley, and carried by a vote of 5 to 0 (Small recused) (Palacios absent) to grant preliminary/final approval of 10BAR-00000-00092.

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.

NBAR COMMENT:

- **Bring cut sheet of lighting fixture.**
- **Raise sign number 1 higher on building.**

Project received conceptual review only. No action taken. Applicant may return for preliminary/final approval.

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.

NBAR COMMENT:

- **Bring color of building.**
- **Create a cohesive sign package - study fonts & how the signs work together. The current proposal includes an ornate building sign & a plain hanging sign. It is disjointed in terms of shape and fonts.**
- **Integrate detailing on ornate sign into plain sign.**

Project received conceptual review only. Ravatt recused. No action taken. Applicant may return for preliminary/final approval.

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 01/28/11)

NBAR COMMENTS:

Pine Creek Neighborhood

- **Watch the canyon effect created by building heights versus proximity of structures to each other.**
- **Ensure that back doors are usable**
- **Bring landscape plans in for Sagecrest Road homes so that NBAR can see how their concerns regarding elevations have been addressed.**

Meadows Neighborhood

- **Continue detailing around all elevations**
 - **On Plan B – provide clear separation between roof structure of both units**
 - **Fix window so it doesn't look like a bathroom**
 - **Elevation B - Arches are flat; need some detailing**
 - **Duplex A - massing could be an issue**
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- **Request that neighborhoods to split into 2 BAR case numbers.**

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

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

Meeting adjourned at 10:39 A.M.