



# COUNTY OF SANTA BARBARA

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## **NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

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

**Meeting Date: February 26, 2010  
9:00 A.M.**

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

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

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- 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.
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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 29, 2010 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 9:15 A. M.**

1. 09BAR-00000-00077 Verizon @ Orcutt Union Plaza 189854 Orcutt  
09CUP-00000-00002(Megan Lowery, Planner)**Jurisdiction: Planning Commission –Telecom**  
Request of Tricia Knight, agent for the applicant, Verizon Wireless, to consider Case No. 09BAR-00000-00077 for **further conceptual review of a telecommunications facility of approximately 925 square feet.** The following structures currently exist on the parcel: four buildings used for offices and storage totaling 30,576 square feet. However, a Development Plan is approved for a mixed-use project on this property, including four new buildings with a combined floor area of 66,831 square feet, along with the four existing buildings with 30,576 square feet of floor area, for a total of 97,407 square feet. 17,762 square feet of existing floor area is to be demolished, and is not included in the total. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 6.2 acre parcel zoned OT-R and shown as Assessor's Parcel Number 105-091-006, located at **201 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 05/22/09)
2. 10BAR-00000-00027 Will Commercial Building Overall Sign Plan Orcutt  
10OSP-00000-00001(Dana Carmichael, Planner) **Jurisdiction: Overall Sign Plan**  
Request of Studio 2G Architects, agent for owner, Will Family Trust, to consider Case No. 10BAR-00000-00027 for **conceptual review of proposed 2 monument signs, 51 wall signs, and 19 projecting signs.** The following structures currently exist on the parcel: commercial building A of approximately 8,461 square feet and 8,128 square feet, commercial building B of approximately 10,467 square feet, and commercial building C of approximately 11,072 square feet. The proposed project will not require grading. The property is a 7.8 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Numbers 105-091-006 and 105-121-001 located at **200 Block South Broadway Street** in the Orcutt area, Fifth Supervisorial District.
3. 09BAR-00000-00007 Verizon at Righetti High School #167334 Orcutt  
09CUP-00000-00002 (Megan Lowery, Planner)**Jurisdiction: Planning Commission –Telecom**  
Request of Tricia Knight, agent for the owners, Santa Maria Joint Union High School, to consider Case No. 09BAR-00000-00007 for **further conceptual review and preliminary approval of a telecommunications facility of approximately 1496 square feet.** The following structure currently exists on the parcel: a light standard of approximately 91 square feet in height. The proposed project will not require grading. The property is a 18.47 acre parcel zoned PI and shown as Assessor's Parcel Number 107-200-012, located at **941 East Foster Road** in the Santa Maria area, Fourth Supervisorial District. (Continued from 02/27/09 and 12/18/09)
4. 09BAR-00000-00200 Red Diamond Cooler Expansion Guadalupe  
09AMP-00000-00009 (Gary Kaiser, Planner) **Ridgeline: N/A**  
Request of Peter Adam, agent for the owner, Adam Bros. Produce Sales, Inc., to consider Case No. 09BAR-00000-00200 for **preliminary/final approval of a dry cooling storage shed of approximately 7,820 square feet.** The following structures currently exist on the parcel: dry cooling storage sheds of approximately 33,644 square feet and a mechanical support and office of approximately 7,184 square feet. The proposed project will require approximately 565 cubic yards of cut and fill. The property is a 5.08 acre parcel zoned AG-II and shown as Assessor's Parcel Number 113-100-022, located at **4375 Brown Road** in the Guadalupe area, Fourth Supervisorial District. (Continued from 01/29/10)

5. 09BAR-00000-00123 SLO Gas & Mart 62-M-30 Amendment Orcutt  
**09AMD-00000-00004** (Joyce Gerber, Planner) **Jurisdiction: DVP**

Request of JR Beard, agent for the owner, SLO Gas & Mart, to consider Case No. 09BAR-00000-00123 for **final approval of a new car wash facility of approximately 1,144 square feet**. The following structures currently exist on the parcel: a gas station with service bays under a canopy of approximately 1,715 square feet and a convenience store of approximately 1,155 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 0.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 08/28/09 and 09/25/09, and 10/23/09)

**LaBarge Vineyards LLC**

6. 10BAR-00000-00024 New Winery Building and Single Family Dwelling Lompoc  
(no planner assigned) **Jurisdiction: Ridgeline –Rural**

Request of Barry Berkus, agent for owner, LaBarge Vineyards LLC, to consider Case No. 10BAR-00000-00024 for **conceptual review of a new winery building of approximately 13,100 square feet, new single family dwelling of approximately 2,500 square feet, and a garage of approximately 1,250 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 10,000 cubic yards of cut and approximately 7,500 cubic yards of fill. The property is a 10.42 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 099-420-007, located at **2380 Sweeney Road** in the Lompoc Area, Fourth Supervisorial District.

7. 10BAR-00000-00028 SB Clark LLC Planned Development Orcutt  
**06GPA-00000-00016** (John Zorovich, Planner) **Jurisdiction: Development Plan**  
**06DVP-00000-00015**  
**06TRM-00000-00004**  
**10CUP-00000-00001**

Request of Ray Severn, AICP, agent for the owner, Ernie Mansi, SB Clark LLC, to consider Case No. 10BAR-00000-00028 for **conceptual review of a planned development for 96 cluster homes ranging in size from approximately 1,087 square feet to 1,596 square feet, 46 creekside homes ranging in size from approximately 2,635 square feet to 3,303 square feet, and 11 ranchettes which are intended for custom home development**. No structures currently exist on the parcel. The proposed project will require approximately 203,100 cubic yards of cut and approximately 127,000 cubic yards of fill. The property is a 138.6 acre parcel zoned RR-10 and MR-0 and shown as Assessor's Parcel Number 129-151-026, located at **Key Site 3, Orcutt Community Plan Area** in the Orcutt area, Fourth Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn:

FROM: Joyce Gerber, Planner  
Ext. 6265

DATE: February 26, 2010

RE: **09BAR-00000-00123, SLO Gas & Mart 62-M-30 Amendment**, 1101 East Clark Ave, APN 103-110-010

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Preliminary review indicates that the project complies with the all zoning requirements for the SC zone district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Orcutt Community Plan, subject to certain conditions.

This project may proceed for:

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

**APPROVAL** by your board.

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***PLEASE SPECIFICALLY COMMENT ON:***

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**PROJECT DESCRIPTION:**

The project is for an amendment to the existing shopping center development plan to allow a **new car wash facility of approximately 1,144 square feet**. The following structures currently exist on the parcel: a gas station with service bays under a canopy of approximately 1,715 square feet and a convenience store of approximately 1,155 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 0.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

The project was seen for conceptual review by the NBAR on August 28, 2009 with comments as follows:

- **Applicant may return with quick hand-drawn design studies.**
- **Style should comply with Orcutt guidelines, look at the Soap and Suds project and the Jack in Box at US 101.**
- **Site design is fine.**
- **Trash enclosure should be as unobtrusive as possible, while enclosing the container(s).**

The project was seen for further conceptual review by the NBAR on September 25, 2009 with comments as follows:

- **NBAR prefers simple clean lines by allowing the shopping center or gas station to be remodeled or modified in the future.**
- **Enhance with landscape to present corner more uniformly.**
- **NBAR prefers applicant follows the old town guidelines as a starting point.**
- **NBAR suggests applicant consider re-studying the parking arrangement to allow for at least 3 feet of landscaping.**
- **Applicant needs to further develop scheme B.**

**Project received further conceptual review only. Ravatt, Hurley, and Palacios absent. No action taken. Applicant may return for preliminary approval.**

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.**

The project was seen for preliminary approval review by the NBAR on October 23, 2009 with comments as follows:

- **Applicant may consider reviewing another way of getting rid of dirt collection on the eyebrow over windows.**
- **NBAR suggest painting building.**

**ACTION: King moved, seconded by Bettencourt, and carried by a vote of 5 to 0 to grant preliminary approval of 09BAR-00000-00123.**

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