



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: March 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 February 25, 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. 11BAR-00000-00021 T-Mobile at Gloria Dei Lutheran Church #SV12300A Orcutt
10CUP-00000-00032 (Nicole Lieu, Planner) Jurisdiction: Planning Commission –Telecom

Request of Charles Dunn, agent for the applicant, T-Mobile, to consider Case No. 11BAR-00000-00021 for **conceptual review of a telecommunications facility consisting of a 50 foot tall “monopine” antenna support structure with twelve (12) 6-foot panel antennas in 4 sectors with 3 antennas per sector. The antennas are directional and would be mounted within the faux tree branch radius with a proposed height of 42 feet. The proposal includes a 198 square foot equipment compound and a backup emergency generator located within a 700 square-foot lease area.** The following structures currently exist on the parcel: a church/parish building of approximately 6,100 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned PI and shown as Assessor’s Parcel 107-250-015 located at **4380 Orcutt Road** in the Orcutt area, Fourth Supervisorial District.

2. 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 **preliminary/final approval 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. (Continued from 02/25/11)

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 **preliminary/final approval 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. (Continued from 02/25/11)

4. 10BAR-00000-00192 ARC Vineyards Winery Signs Orcutt
10SCC-00000-00017 (Dana Carmichael, Planner) Jurisdiction: Sign
10VAR-00000-00001

Request of David Swenk, Urban Planning Concepts, agent for the owner, ARC Vineyards, LLC, to consider Case No. 10BAR-00000-00187 for **preliminary/final review of 1 entrance sign of approximately 15.6 square feet to be installed on a permitted wall fronting Clark Avenue.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will not require grading. The subject property is a 193.04 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)

- Broadway and Union Mercantile**
5. 11BAR-00000-00027 Commercial Building and New Facade Orcutt
11LUP-00000-00076 (Dana Carmichael, Planner) Jurisdiction: Old Town Orcutt

Request of Greg Ravatt, architect for the owner, Broadway & Union Mercantile, LLC, to consider Case No. 11BAR-00000-00027 for **conceptual review of a two story commercial structure of approximately 6,722 square feet and a façade of an existing building of approximately 6,586 square feet.** The following structure currently exists on the parcel: a building of approximately 6,586 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned PI and shown as Assessor's Parcel 105-092-017 located at **154 Broadway** in the Orcutt area, Fourth Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: John Karamitsos, Supervising Planner

FROM: Tammy Weber, Planner

DATE: March 25, 2011

RE: **Anytime Fitness Signage**; 11BAR-00000-00013
(Meeting Date: March 25, 2011)

Preliminary review indicates that the project complies with the all requirements of the OT-R-14/GC zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

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

APPROVAL by your board.

PROJECT DESCRIPTION:

Request of Kit Lemos, agent for the owner, Jeffery Ando, to consider Case No. 11BAR-00000-00013 for **preliminary approval/final approval of two signs consisting of: 1) one wall sign of approximately 30 square feet (3'x10');** and **2) one projecting sign of 2'6" x 1', for Anytime Fitness.** 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 (**Continued from 02/25/11**)

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 Zoning Clearance phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Zoning Clearance Permit is subject to P&D review.**

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Zoraida Abresch, Supervising Planner

FROM: Dana Carmichael, Planner II

DATE: March 22, 2011

RE: Leishman Signs; 11BAR-00000-00014
(Meeting Date: 3/25/11)

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

This project may proceed for:

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

APPROVAL by your board.

PROJECT DESCRIPTION:

Request of Mark R. Blackford, agent for the owner, Woodland Leishman & Associates, to consider Case No. 11BAR-00000-00014 for **preliminary/final approval 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. **(Continued from 02/25/11)**

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 Zoning Clearance phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Zoning Clearance Permit is subject to P&D review.**

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Zoraida Abresch, Supervising Planner

FROM: Dana Carmichael, Planner II

DATE: March 22, 2011

RE: ARC Vineyards Winery Sign; 10BAR-00000-00187
(Meeting Date: 3/25/11)

Preliminary review indicates that the project complies with the all requirements of the AG-II-40 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

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

APPROVAL by your board.

PROJECT DESCRIPTION:

Request of David Swenk, Urban Planning Concepts, agent for the owner, ARC Vineyards, LLC, to consider Case No. 10BAR-00000-00187 for **preliminary/final review of 1 entrance sign of approximately 15.6 square feet to be installed on a permitted wall fronting Clark Avenue.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will not require grading. The subject property is a 193.04 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)**

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 Zoning Clearance phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Zoning Clearance Permit is subject to P&D review.**