

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: March 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 9:02 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

James King (*arrived at 9:04 A.M.*) - 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

BOARD MEMBERS ABSENT:

Craig Lewis Atkinson
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:** Hurley moved, seconded by Ravatt and carried by a vote of 4 to 0 (Atkinson, King, and Palacios absent) to approve the Minutes of February 25, 2011.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- V. STAFF UPDATE:** None.

VI. STANDARD AGENDA:

**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.

NBAR COMMENT:

- **Revise plans to incorporate landscaping of sufficient height to screen the equipment area; and to show branch density.**
- **Revise elevations to show actual site topography to 50’ beyond property lines; include a north to south rendering showing the church and each proposal.**
- **Retake photographs to depict current site conditions**

Project received conceptual review only. No action taken. Ravatt recused. Atkinson and Palacios absent. Applicant may return for further conceptual review.

**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)

ACTION: Hurley moved, seconded by King, and carried by a vote of 4 to 0 (Atkinson, Ravatt and Palacios absent) to grant preliminary/final approval of 11BAR-00000-00013.

**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)

ACTION: Hurley moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Atkinson, and Palacios absent) to grant preliminary/final approval of 11BAR-00000-00014.

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)

ACTION: Hurley moved, seconded by Small, and carried by a vote of 5 to 0 (Atkinson, and Palacios absent) to grant preliminary/final approval of 10BAR-00000-000192.

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

NBAR COMMENT:

- **Study front arched window**
- **Consider additional landscaping**
- **Revisit trellis on Union Street elevation relative to sun control**
- **Include a schematic street scene w/ amenities, landscaping, etc**
- **Look at intersection (re: post office traffic)**

Project received conceptual review only. No action taken. Ravatt recused. Atkinson and Palacios absent. Applicant may return for further conceptual review.

There being no further business to come before the North Board of Architectural Review, Board Member Hurley moved, seconded by Small, and carried by a vote of 5 to 0 (Atkinson and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, April 22, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:04 A.M.