



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 26, 2010
9:00 A.M.**

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**

-
- 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.

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 26, 2010 will be considered.
- IV. CONSENT AGENDA:**

The Representatives of the following items should be in attendance at this NBAR Meeting by 8:45 A. M.

- C-1. **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 on consent 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, 09/25/09, 10/23/09, and 02/26/10)

V. **NBAR MEMBERS INFORMATIONAL BRIEFINGS**

VI. **STAFF UPDATE**

VII. **STANDARD AGENDA:**

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

1. **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 **further 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. (Continued from 02/26/10)

The Representatives of the following items should be in attendance at this NBAR Meeting by 11:00 A. M.

2. **10BAR-00000-00041** **Trattoria Uliveto Commercial Addition and Remodel** **Old Orcutt**
10LUP-000000-00091(Kimberlee Probert, Planner) **Jurisdiction: DVP**

Request of Tom B. Martinez, agent for owner, John Will and Jim Spallino, to consider Case No. 10BAR-00000-00041 for **revised final approval of a building addition of approximately 217**

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn:

FROM: Joyce Gerber, Planner
Ext. 6265

DATE: March 26, 1010

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

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 ON CONSENT |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

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 (continued from 8/28/09, 9/25/09, 10/23/09 and 2/26/10).

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.

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.

The project was seen for final approval review by the NBAR on February 26, 2010 with comments as follows:

NBAR COMMENTS:

- **Building needs additional color on eyebrows.**
- **Applicant needs to include architectural details.**
- **Add irrigation notes on plans: avoid shredded bark, use heavier gage bark (due to fire hazard), include weed barrier under rock.**

ACTION: Atkinson moved, seconded by King, and carried by a vote of 5 to 0 (Ravatt, absent) to continue final approval of 09BAR-00000-00123. Applicant may submit for final approval on consent.

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)
Leticia Rodriguez (e-mail)

G:\GROUP\PERMITTING\Case Files\AMD\09 cases\09AMD-00000-00004 SLO Gas & Mart\NBAR memo
2.26.10.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, North

FROM: Joyce Gerber x 6265

DATE: March 26, 2010

RE: 09BAR-00000-00164, 09ZCI-00000-00070; Ferguson Single Family Dwelling and Grading, APN 105-400-002

Preliminary review indicates that the project complies with the all zoning requirements for the DR-3.3 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 them to proceed for final BAR approval.

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

PROJECT DESCRIPTION:

09BAR-00000-00164 **Ferguson Single Family Dwelling and Grading** **Orcutt**
09ZCI-00000-00070 (Joyce Gerber, Planner) Jurisdiction: DVP

Request of Pete Newman, agent for the owners, Kate and Homer Ferguson, to consider Case No. 09BAR-00000-00164 for **preliminary approval of a new residence of approximately 2,759 square feet with an attached garage of approximately 841 square feet and a porch of approximately 53 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 192 cubic yards of cut and fill. The property is a 10,000 square foot parcel zoned DR3.3 and shown as Assessor's Parcel Number 105-400-002, located at **1142 Old Mill Road** in the Orcutt area, Fourth Supervisorial District (**continued from 10/23/09**).

NBAR COMMENTS:

- **NBAR believes design guidelines treated 7 lots adjacent to Foxenwoods differently-they were to be designed compatible with Foxenwoods.**
- **NBAR recommends an entrance to street with gates.**
- **Applicant should consider adding a different texture to driveway and pedestrian areas.**
- **NBAR recommends adding a walkway.**
- **There should not be stucco on front due to house style**

- **NBAR recommends stone and siding on low garden wall.**
- **Wider front door more appropriate for style.**
- **The base of the front column needs to be thicker.**
- **Project needs additional architectural details.**
- **The window trims need to be more substantial.**
- **The garage design needs to be appropriate for the style.**
- **Make design consistent around entire structure.**

**Project received further conceptual review only. Small recused. 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 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: North Board of Architectural Review
Attn: Zoraida Abresch

FROM: K. Probert, Planner

DATE: March 19, 2010

RE: 10BAR-00000-00041; Trattoria Uliveto Commercial Addition/Remodel; 10LUP-00000-00091; 285 S. Broadway, Santa Maria; APN 105-121-006 (formerly 105-091-006)

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.

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: Compatibility with the Orcutt Union Plaza, 06DVP-00000-00016; 06BAR-00000-00167; 08BAR-00000-00201

PROJECT DESCRIPTION: The proposed project is for construction of an approximately 217 sf addition to connect two existing commercial buildings, replace existing door with window, addition of awning to building and screening of mechanical equipment on roof.

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 K. Probert
Leticia Rodriguez, P&D