



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW AGENDA
REVISED AGENDA**
Meeting Date: March 27, 2009
9:00 A.M.

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

REVISION: 07BAR-00000-00353 Donovan New Residence & Covered Porch, item has been added to the Standard Agenda. The time certain for 09BAR-00000-00033 Sweeney Canyon Winery, has been revised.

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

Jared Hurley, **Alternate**
Gil V. Palacios, **Alternate**
Gary Kaiser, **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 COMMENTS:** 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 27, 2009 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. 09BAR-00000-00001 Ocean Beach Park Boardwalk Lompoc**
08DVP-00000-00038 (Mark Walter, Planner) Jurisdiction: DVP

Request of Juan Beltranena, for Santa Barbara County Parks Department, to consider Case No. 09BAR-00000-00001 for **preliminary/final approval of a new elevated boardwalk and gazebo of approximately 1,673 square feet.** The following structure currently exists on the parcel: a restroom of approximately 375 square feet. The proposed project will not require grading. The property is a 38.22 acre foot parcel zoned REC and shown as Assessor's Parcel Number 095-040-001, located at **Ocean Beach Park** in the Lompoc area, Third Supervisorial District. (Continued from 01/23/09)
- 2. 07BAR-00000-00353 Donovan New Residence & Covered Porch Santa Maria**
07LUP-00000-00913 (Joyce Gerber, Planner) Jurisdiction: Ridgeline Rural

Request of Mike and Angela Donovan, owners, to consider Case No. 07BAR-00000-00353 for **preliminary approval of new residence, including a main level of approximately 2,304 square feet, lower level of approximately 744 square feet, cellar of approximately 551 square feet, and covered porch of approximately 1,487 square feet.** There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG-1-40 and shown as Assessor's Parcel Number 129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 04/04/08, 04/25/08, 06/06/08, and 07/18/08)
- 3. 07BAR-00000-00330 Splash N Dash Carwash Orcutt**
07DVP-00000-00033 (Dana Carmichael, Planner) Jurisdiction: DVP
07CUP-00000-00091

Request of George Garcia, agent/architect for the owner, Mark Betts, to consider Case No. 07BAR-00000-00330 for **preliminary/final approval of a car wash of approximately 4,725 square feet.** The lot is currently vacant. The proposed project will require approximately 200 cubic yards of cut and approximately 2,620 cubic yards of fill. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 01/11/08, 05/16/08, and 06/06/08)
- 4. 07BAR-00000-00331 Splash N Dash Carwash Signage Orcutt**
07DVP-00000-00033 (Dana Carmichael, Planner) Jurisdiction: Sign
07CUP-00000-00091

Request of George Garcia, agent for the owner, Mark Betts, to consider Case No. 07BAR-00000-00331 for **preliminary/final approval of two walls signs of approximately 25 and 29.2 square feet, and one pole sign of approximately 42 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 01/11/08 and 04/25/08)

The Representatives of the following items should be in attendance at this NBAR Meeting by 10:00 A. M.

5. **09BAR-00000-00033 Sweeney Canyon Winery Lompoc**
09DVP-00000-00005 (Dana Carmichael, Planner) **Jurisdiction: DVP**
- Request of Shelly Ingram, agent for the owners, Sweeney Canyon, LLC, to consider Case No. 09BAR-00000-00033 for conceptual review of a winery consisting of building A of approximately 10,000 square feet and building B of approximately 11,500 square feet, for a total of approximately 21,500 square feet. The following structures currently exist on the parcel: a residence of approximately 2,300 square feet, a storage barn of approximately 2,400 square feet, and a barn(not part of the winery development) of approximately 3,042 square feet. The proposed project will require approximately 6,545 cubic yards of cut and approximately 1,556 cubic yards of fill. The property is a 9.68 acre parcel zoned 40-AG and shown as Assessor's Parcel Number 099-150-063, located at 2050 Sweeney Road in the Lompoc area, Fourth Supervisorial District.
6. **07BAR-00000-00258 St. Louis de Montfort Church Orcutt**
07DVP-00000-00026 (Joyce Gerber, Planner) **Jurisdiction: Orcutt**
- Request of Urban Planning Concepts and Halsell Builder, Inc., agents for the owners, St. Louis de Montfort Parish, to consider Case No. 07BAR-00000-00258 for **preliminary approval of a master plan build out to include a classroom building, multipurpose room, and addition to the main hall for a total of 15,807 square feet.** The following structures currently exist on the parcel: sanctuary, rectory, main hall, and four modular classrooms for a total approximate amount of 37,019 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 6.12 acre parcel zoned PI and shown as Assessor's Parcel Number 103-020-044, 103-020-071, and 103-020-072 located at **5075 Harp Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/12/07, 12/12/08, 01/23/09, and 02/27/09)
7. **09BAR-00000-00042 Rice Ranch-TM 14,430 Pine Creek and The Oaks Orcutt**
TM 14,430 (John Zorovich, Planner) **Jurisdiction: Development Plan**
- Request of Laurie Tamura, agent for Rice Ranch Ventures, LLC, to consider Case No. 09BAR-00000-00042 for **revised final approval to make minor modifications to previously BAR approved elements for homes at the Oaks and Pine Creek Neighborhoods in the Rice Ranch Development. Revisions include: a) ability to use Plans 1, 2, and 3 in the Pine Creek Neighborhood; b) adding a three-car garage option to Plan 3; c) provide a smaller home option for the Craftsman and Farmhouse style residences; and d) use of siding as a decorative feature on home facades instead of wrapped around the entire home.** The proposed project will not require changes to the previously approved grading. The project is located in the Rice Ranch Specific Plan Area (Pine Creek and The Oaks neighborhoods) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-420-001 and 101-460-013, in the Orcutt area, Fourth Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEMORANDUM**

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber, Planner, .6265

DATE: March 19, 2009

RE: St. Louis de Montfort Church, 09ZCI-00000-00012 / 08BAR-00000-00258
APNs 103-020-044, 103-020-071, and 103-020-072

Preliminary review indicates this project complies with the requirements for the PI zone and is compatible with the requirements of the County Land Use Development Code, the Comprehensive Plan policies, including the Orcutt Community Plan, subject to certain conditions.

Project Description:

07BAR-00000-00258 St. Louis de Montfort Church Orcutt
09ZCI-00000-00012 (was 07DVP-00000-00026) (**Joyce Gerber, Planner**) Jurisdiction: Orcutt

Request of Urban Planning Concepts and Halsell Builder, Inc., agents for the owners, St. Louis de Montfort Parish, to consider Case No. 07BAR-00000-00258 for **preliminary approval of a master plan build out to include a classroom building, multipurpose room, and addition to the main hall for a total of 15,807 square feet.** The following structures currently exist on the parcel: sanctuary, rectory, main hall, and four modular classrooms for a total approximate amount of 37,019 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 6.12 acre parcel zoned PI and shown as Assessor's Parcel Number 103-020-044, 103-020-071, and 103-020-072 located at **5075 Harp Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/12/07, 12/12/08, 1/23/09 and 2/27/09)

This project may proceed for:

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

REVIEW by your board.

The project was seen by the NBAR on 10/12/07 with comments as follows:

Project received conceptual review only. No action taken. Applicant may return for preliminary after County Planning Commission. The following comments were made:

NBAR COMMENTS:

- It would be nice to eliminate the pit area along the west side of the building.
- Flat roofs would lend themselves well to solar panels.

The project was seen by the NBAR on 12/12/08 with comments as follows:

NBAR COMMENTS:

- Addition is not consistent architecturally with existing buildings, the roof gables in particular. The addition is residential in character while the rest of the site is campus-like.
- Show the addition and existing building together to see inconsistencies and determine solution.
- Also, bring information on existing building colors.
- Plans are difficult to read because site plan, floor plans, and elevations are incomplete. Cross-sections are also needed.
- Study ADA requirements for exterior access and design program.

ACTION: King moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Small recused) to continue preliminary approval of 07BAR-00000-00258. Applicant may submit for further preliminary approval.

The project was seen by the NBAR on January 23, 2009 with comments as follows:

- Addition still does not relate well to existing building architecture.
- Addition needs some vertical elements, with roof type that ties into existing buildings.
- Exterior colors and materials should also match existing buildings.
- Middle building needs a unique design to bridge church architecture to school architecture, if desire is for church and school to have different architectural styles.

ACTION: Atkinson moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Small recused) to continue preliminary approval of 07BAR-00000-00258. Applicant may submit for preliminary approval.

The project was seen by the NBAR on February 27, 2009 with comments as follows:

- Street elevation of parish hall needs more depth variation.
- Project is heading in the right direction but details and proportions still need work; clear stories and tower elements are particularly out of scale.
- Option "B" is preferred but needs better scale and proportions.
- Consider windows that don't extend so high and reduced window glazing in general.

Project received further conceptual review only. Atkinson absent. 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 would 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 is subject to departmental review.**

c: Case File (to Planner)
Leticia Rodriguez, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEMORANDUM**

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Dana Carmichael, Planner x6266

DATE: March 23, 2009

RE: Splash n' Dash Carwash 07DVP-00000-00033 / 07BAR-00000-00330
APN 103-181-005

Preliminary review indicates this project complies with the requirements for the CH zone and is compatible with the requirements of the County Land Use Development Code, the Comprehensive Plan policies, including the Orcutt Community Plan, subject to certain conditions. The project was approved by the Zoning Administrator on November 3, 2008.

Project Description:

Request of Mark Betts, applicant, to consider Case No. 07BAR-00000-00330 for **preliminary and final approval of a carwash of approximately 4,725 square feet**. The lot is currently vacant. The proposed project will require approximately 200 cubic yards of cut and approximately 2,620 cubic yards of fill. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 06-08)

This project may proceed for:

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

REVIEW by your board.

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 would 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 is subject to departmental review.**

c: Case File (to Planner)
David Villalobos, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEMORANDUM**

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Dana Carmichael, Planner x6266

DATE: March 23, 2009

RE: Splash n' Dash Carwash Signage 07DVP-00000-00033 / 07BAR-00000-00331
APN 103-181-005

Preliminary review indicates this project complies with the requirements for the CH zone and is compatible with the requirements of the County Land Use Development Code, the Comprehensive Plan policies, including the Orcutt Community Plan, subject to certain conditions. The project was approved by the Zoning Administrator on November 3, 2008.

Project Description:

Request of Mark Betts, applicant, to consider Case No. 07BAR-00000-00331 for preliminary/final approval of two walls signs of approximately 25 and 29.2 square feet, and one monument sign of approximately 42 square feet. The lot is currently vacant. The proposed project will not require grading. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at 5006 Orcutt Road in the Orcutt area, Fourth Supervisorial District. (Continued from 01/11/08 and 04/25/08)

This project may proceed for:

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

REVIEW by your board.

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 would then be returned to your Board. Additional conditions may be applied to the project at the Sign Certificate of Conformance phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use is subject to departmental review.**

c: Case File (to Planner)
David Villalobos, P&D

feet, and covered porch of approximately 1,487 square feet. There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG140 and shown as Assessor's Parcel Number 129-260-009, located at 4501 Tepusquet Road, in the Santa Maria area, Fifth Supervisorial District. (continued from 02/08/08, 4/4/2008, 04/25/08, 6/6/08 AND 7/18/08).

The project was seen by the NBAR on February 8, 2008 with comments as follows:

Project received conceptual review only. Ravatt absent. No action taken. Applicant may return for further conceptual review. The following comments were made:

- Current design does not comply with hillside and ridgeline height limits.
- Return for further conceptual review with site sections and building sections.
- Applicant will need to meet with planner to clarify ridgeline rules and grading ordinances.

The project was scheduled for 4/4/08 and 4/25/08 but was continued (applicants called ahead to cancel) to allow for plans to be finalized.

The project was seen by the NBAR on June 6, 2008 with comments as follows:

- Architectural details are missing.
- Roof design is extremely complex and may detract from desired architectural style.
- Chimney and exterior stone seem out of scale.
- Consider lowering plate heights and upper windows to comply with height limit and allow for a better view.
- Height limit exception can be mitigated with the muted earth tone colors that are proposed and landscaping around the building.
- Height limit exception may be acceptable to minimize grading.
- Landscape plan needs a significant number of additional trees for screening and for shade.
- Plans still not seem complete to truly reflect finished look.
- NBAR strongly recommends better architectural and landscape plans, drawn more clearly and showing more detail.
- Provide roof plan map with elevation of roof peak.

ACTION: Atkinson moved, seconded by King, and carried by a vote of 4 to 0 (Hurley and Nishimori absent)(Barry resigned) to continue preliminary approval of 07BAR-00000-00353. Applicant may submit for preliminary approval.

The project was seen by the BAR on July 18, 2008 with comments as follows:

- Building height was reduced slightly (approximately 2 feet) since the last hearing.
- Roughly one half the grading has been eliminated.
- Verify that ridge elevations accurately reflect the height of the structure. Height exemption may or may not be warranted based on need to avoid excessive grading.
- Fill slopes should be feathered to appear more natural and less engineered.
- Consider native trees that appear more natural and less conspicuous and integrate the overall landscape into the surrounding areas. Multi-trunk varieties are encouraged.

ACTION: Atkinson moved, seconded by King, and carried by a vote of 4 to 0 (Hurley and Ravatt absent) to continue preliminary approval of 07BAR-00000-00353. Applicant may submit 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/Coastal Development Permit is subject to my review.**

c: File
Leticia Rodriguez, Hearing Support (e-mail)

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser

FROM: Mark Walter, Planner

DATE: March 27, 2009

RE: 09BAR-00000-00001, Ocean Beach Boardwalk, 08DVP-00000-00038, West end of
Highway 246/Ocean Ave, 095-040-001

Preliminary review indicates that the project complies with the all zoning requirements for the REC zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use 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:

- PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: Orientation of benches, location of access ramps and colors.

This project received Conceptual review by your Board on January 23, 2009. At the Planning Commission hearing of February 4, 2009, the Commission expressed the desire that the benches be re-oriented to face toward the marsh and not toward the parking lot, and that your Board review the location and orientation of these benches as part of your subsequent review. The following condition was added to achieve the desires of the Planning Commission:

29. The benches proposed for the new boardwalk shall be relocated and reoriented to ensure that all benches face the estuary/marsh and not the parking lot. The BAR shall be advised by

*P&D staff to review the proposed location and orientation of benches to be consistent with this condition. **Plan Requirements and Timing.** This condition shall be included on the project plans prior to approval of any Land Use Permits for the project. **Monitoring:** P&D staff shall check plans prior to approval of Land Use Permits and prior to submittal for review by BAR to ensure benches have been located consistent with this condition. The Parks Department shall check in the field and ensure benches are installed in compliance with this condition.*

Please review the proposed plans to address the location and orientation of the benches.

PROJECT DESCRIPTION:

The proposed project is for the construction of a new ADA-accessible elevated boardwalk and gazebo of approximately 1,673 square feet within the existing parking lot at Ocean Beach Park. The boardwalk would be approximately 7'2" in width with 3 foot high railings. The gazebo would be approximately 22'4" in width (diameter) and would have a maximum height of approximately 13'7" above finished grade. The boardwalk and gazebo would together run for approximately 212 feet along the northern and eastern perimeters of the parking lot. The project would not require grading (footings only). The project would result in the net loss of 10 spaces within the existing parking lot. A new overflow parking area of approximately 5,412 feet, containing 16 spaces, would be designated along the shoulder of the entry road to the Park. The surface of the overflow parking area would remain dirt. New signs would be installed to identify the overflow parking area. No vegetation would be removed to install the new parking area.


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 Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

c: Case File (to Planner)
Leticia Rodriguez, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, North

FROM: John Zorovich 

DATE: March 19, 2009

RE: 09BAR-00000-00042, Rice Ranch (Pine Creek/Oaks Neighborhoods) APNs
101-420-001; 101-460-013

The applicant is returning to the NBAR this Friday, (March 27, 2009) seeking revised final approval to the proposed changes to the Plan 1, 2 and 3 models. Specifically the changes include:

- 1) Allowing Plans 1, 2, and 3 model styles to the Pine Creek neighborhood
- 2) Add a three-car garage option to the Plan 3 style.
- 3) Allow for a smaller home option (Plan 10) which would reduce the square footage of the Plan 1 Craftsman and Farmhouse styles from 1,777 s.f. to 1,549 s.f.
- 4) Reduce wood siding as a decorative element instead of being used on all four elevations.

Staff has reviewed the proposed changes to the architecture plans and authorizes them to proceed for revised final BAR approval.

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