



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: April 22, 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 March 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 **further 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. (Continued from 03/25/11)

- 2. 11BAR-00000-00034 Ferguson Single Family Dwelling Grading Revision Orcutt
10LUP-00000-00063 (Analise Merlo, Planner) **Jurisdiction: DVP****

Request of Pete Newman, agent for the owners, Kate and Homer Ferguson, to consider Case No. 11BAR-00000-00034 for **revised final approval of approved colors to 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.** The following structures currently exist on the parcel: a residence of approximately 2,759 square feet with an attached garage of approximately 841 square feet and a porch of approximately 53 square feet. The proposed project not will require grading. 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 and 03/26/10)

- VanVeen Restaurant/Commercial Building**
- 3. 11BAR-00000-00039 Far Western Tavern Revision Orcutt
10LUP-00000-00461 (Dana Carmichael, Planner) **Jurisdiction: Old Town Orcutt****

Request of Berto VanVeen, agent for the owner, 300 Clark Partners, LLC, to consider Case No. 11BAR-00000-00039 for **revised final approval of a Restaurant/Commercial Building of approximately 9,547 square feet.** No structures currently exist on the parcel. The proposed

project will require grading of approximately 40 cubic yards of cut and fill. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel 105-101-012 located at **300 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

Broadway and Union Mercantile

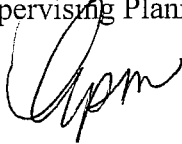
4. **11BAR-00000-00027 Commercial Building and New Facade** **Orcutt**
11LUP-00000-00076 (Dana Carmichael, Planner) **Jurisdiction: Old Town Orcutt**

Request of Greg Ravatt, architect for the owner, Broadway & Union Mercantile, LLC, to consider Case No. 11BAR-00000-00027 for **further 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. (Continued from 03/25/11)

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

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

FROM: Analise Merlo, Planner II 

DATE: April 22, 2011

RE: Ferguson Single Family Dwelling Paint Color Revisions, 11BAR-00000-00034,
1142 Old Mill Road

Preliminary review indicates that the project complies with the all requirements of the DR 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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The change to the paint color to be located on the beams and trim.

PROJECT DESCRIPTION:

On March 26, 2010 the NBAR approved the Ferguson Single Family Dwelling (SFD) with the following exterior colors:

- 1) "Balsam Bark" – proposed for the beams and trim;
- 2) "Irish Cream" - proposed for the stucco and siding;
- 3) "Desert Fawn" – proposed for the garage doors and louvers;
- 4) "Virginia Ledge/Coastal Brown" – proposed for the exterior stone.

PROPOSED PAINT COLOR REVISIONS:

The applicant is requesting approval to change the paint color on:

1) The beams and trim from “Balsam Bark” (medium tone accent color) to “Desert Fawn” (light tone accent color). The proposed color is the same paint color which is currently located on both the garage doors.

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.

cc: Case File: 10LUP-00000-00063/ 1142 Old Mill Lane
Analise Merlo, 10PMC-00000-00046
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

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

FROM: Dana Carmichael, Planner

DATE: April 21, 2011

RE: **11BAR-00000-00039; VanVeen Restaurant/Commercial Building
(Far Western Tavern)
APN: 105-101-012
Meeting Date: April 22, 2011**

***This memo supersedes the previous memo dated April 18, 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 received final NBAR approval on March 14, 2008. The project is returning to the NBAR for a revised final approval in order for the NBAR to review the following changes:

- 1) Revisions to North Elevation (deletion of a portion of the upper balcony railing, and additional front door detailing).
- 2) Revision to East Elevation (additional front door details)

This project may proceed for:

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

APPROVAL by your board.

PROJECT DESCRIPTION:

Request of Berto VanVeen, agent for the owner, 300 Clark Partners, LLC, to consider Case No. 11BAR-00000-00039 for **revised final approval of a Restaurant/Commercial Building of approximately 9,547 square feet**. No structures currently exist on the parcel. The proposed project

will require grading of approximately 40 cubic yards of cut and fill. The property is a 7,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel 105-101-012 located at **300 Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

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)