



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: April 23, 2010**

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

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**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair, Kevin Small, at 9:05 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Ronald F. Bettencourt
James King - Vice Chair
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
Gregg Ravatt
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: The Minutes of March 26, 2010 were continued to the NBAR meeting of May 28, 2010, no motion made.

IV. CONSENT AGENDA:

**C-1. 10BAR-00000-00041 Trattoria Uliveto Commercial Addition and Remodel Old Orcutt
10LUP-000000-00091(Kimberlee Probert, Planner) **Jurisdiction: DVP****

Request of Michael Maglinte, agent for owner, John Will and Jim Spallino, to consider Case No. 10BAR-00000-00041 for **revised final approval on consent of a building addition of approximately 217 square feet that will connect two existing commercial buildings.** The following structures currently exist on the parcel: a commercial building of approximately 2,624 square feet and a commercial building of approximately 750 square feet. The proposed project will not require grading. The property is a 7.8 acre parcel zoned OT-R-14 and shown as Assessor's Parcel Numbers 105-091-006 and 105-121-001, located at **285 South Broadway Street** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/26/10)

ACTION: Hurley moved, seconded by King, and carried by a vote of 4 to 0 (Atkinson, Bettencourt, and Ravatt absent) to grant revised final approval on consent of 10BAR-00000-00041.

V. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

VI. **STAFF UPDATE:** None.

VII. **STANDARD AGENDA:**

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 John Franklin, 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 and 03/26/10)

NBAR COMMENTS:

- **It is difficult to look at the project without knowing what is proposed for MRO.**
- **Mesa neighborhood with MRO will be very tight and dense.**
- **Access to the estate lots thru high density neighborhoods is problematic; these homes should have access of off Chancellor.**
- **Proposal should be reconfigured to provide better access to estate lots or demonstrate how it is not feasible to have improved access to estate lots.**
- **The project proposes street widths of 36' wide with parking allowed on both sides and no turn arounds. NBAR feels that the street widths are too narrow, circulation is a major issue on this project and the applicant is proposing the minimum required standards.**
- **Plan A parking on six packs is problematic due to being too tight.**
- **There is no way for a school bus to turn around; consider adding turn arounds.**
- **Consider narrowing roads in specific areas to reduce linear usual effect and provide traffic calming.**
- **Development should have pedestrian connectivity with landscaping to Keysite #1.**
- **Rigid, cookie cutter site design (in six pack)- very linear, lacks diversity.**

- NBAR recommends variation in foot print massing; and, variation in building design to reduce linear visual; loose a six-pack.
- NBAR has concerns about the feel of trail with fencing, Caltrans and sound walls – too much asphalt; add landscaping.
- NBAR suggest applicant consider alternative to fencing the deep basin and integrate basin design with natural site.
- NBAR needs to do a site visit.
- NBAR wants story poles for each product type at each neighborhood and a 45’ pole at the MRO site.

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

2. 09BAR-00000-00007 Verizon at Righetti High School #167334 Orcutt
09CUP-00000-00002 (Megan Lowery, Planner)Jurisdiction: Planning Commision –Telecom

Request of Tricia Knight, agent for the owners, Santa Maria Joint Union High School, to consider Case No. 09BAR-00000-00007 for **preliminary approval of a telecommunications facility of approximately 1496 square feet**. The following structure currently exists on the parcel: a light standard of approximately 91 square feet in height. The proposed project will not require grading. The property is a 18.47 acre parcel zoned PI and shown as Assessor’s Parcel Number 107-200-012, located at **941 East Foster Road** in the Santa Maria area, Fourth Supervisorial District. (Continued from 02/27/09, 12/18/09, and 02/26/10)

NBAR COMMENT:

- NBAR wants continuous landscape screening across front.

ACTION: Hurley moved, seconded by King, and carried by a vote of 4 to 0 (Atkinson, Bettencourt, and Ravatt absent) to grant preliminary of 09BAR-00000-00007. Applicant may submit for Final Approval.

3. 10BAR-00000-00058 Broadway and Union Signs Orcutt
(no planner assigned) Jurisdiction: Signage

Request of Aimee Cunningham, Ravatt Albrecht & Associates, agent for owners, Jim Albrecht and Greg Ravatt, to consider Case No. 10BAR-00000-00058 for **conceptual review of 4 sign types of approximately 1/8 the façade of the existing building**. The following structure currently exists on the parcel: a commercial building of approximately 4,218 square feet. The proposed project will not require grading. The property is a 16,180 square foot parcel zoned OT-R-14/GC and shown as Assessor’s Parcel Number 105-092-017, located at **156 South Broadway** in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENT:

- Applicant needs to add comments on plans for decals to be consistent.

Project received conceptual review only. Atkinson, Bettencourt, and Ravatt absent. No action taken. Applicant may return for preliminary/final approval.

There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Bettencourt, and carried by a vote of 4 to 0 (Atkinson, Bettencourt, and Ravatt absent) to adjourn the meeting until 9:00 A.M. on Friday, May 28, 2010 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:34 A.M.

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