



# COUNTY OF SANTA BARBARA

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## **NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

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

**Meeting Date: April 23, 2010  
9:00 A.M.**

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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**

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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 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 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. **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 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)

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 and 03/26/10)

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

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



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Megan Lowery

DATE: April 23, 2010

RE: 09BAR-00000-00007, Verizon @ Righetti High School, 09CUP-00000-00002  
941 Foster Road, Santa Maria; APN 107-200-012

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Preliminary review indicates that the project complies with the all requirements of the PI 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.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Per the school's request, the applicant is proposing the wall and stairwell access remain unchanged, please see the letter from the Santa Maria Joint Union High School District, dated March 17, 2010

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**PROJECT DESCRIPTION:**

**The project is a request by the agent, Tricia Knight, for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and use of an unmanned, telecommunications facility under provisions of County code zoning requirements for property zoned PI). The facility would be located on APN 107-200-012 on a 1,496-square foot lease area on an 18.46-acre parcel owned by Santa Maria Union High School District.**

**The applicant is proposing to construct an unmanned wireless facility that would include six (6) 6-foot panels antennas in 3 sectors with 2 antennas per sector. The antennas are directional and would be mounted on a replacement 91-foot high light standard, with six (6) lights. The applicant also proposes the installation of a two (2) 6-inch oval GPS antennas to be mounted on the proposed equipment shelter. The service wattage for the facility for six channels at 100 watts each would have a maximum Effective Radiated Power (ERP) of 1,200 watts. The antennas would be operating in the PCS and Cellular bandwidth. The proposed facility would provide coverage for the Bradley/Foster Road area.**

**The facility would also include a 12 ft. x 20 ft. equipment shelter and a back-up diesel generator. The equipment would be serviced by Southern California Edison and Verizon Communications connection to existing utilities in a proposed trench approximately, 192 feet long. The proposed facility would not require grading other than this trenching.**

**Access to the facility would be from Larch Avenue. The facility would be secured by a 10-12 ft. high chain link fence enclosure. The equipment would be lit aside from the stadium lighting. The entire facility (minus the trenching) would be contained in the 1,496-square foot lease.**

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)  
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: North Board of Architectural Review  
Attn: Zoraida Abresch

FROM: K. Probert, Planner

DATE: April 16, 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)

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

**APPROVAL** by your board.

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

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

**equipment on roof as shown on elevation. Brick exterior on the addition to match Orcutt Union Plaza.**

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