



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA REVISED AGENDA

**Meeting Date: April 24, 2009
9:00 A.M.**

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

REVISION: Item #3 - 09BAR-00000-00049 Orcutt Hill Pizza Co Sign, project language was updated and level of review was modified to reflect conceptual review and preliminary/final approval.

Item #5 - 09BAR-00000-00058 Frontier Cooling Expansion, project description modified to reflect conceptual review of a new 17,600 square foot cold storage structure, a new 19,900 square foot shade structure (replacing an existing 20,800 square foot shade structure), and a new 1,400 square foot battery room (replacing an existing structures of approximately 7,920 square feet). The total net new square footage of the cooler expansion is approximately 6,860 square feet.

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 March 27, 2009 will be considered.

IV. CONSENT AGENDA:

C-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 **final approval on consent 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 and 03/27/09)

C-2. 07BAR-00000-00331 Splash N Dash Carwash Signage Orcutt
07DVP-00000-00033 (Dana Carmichael, Planner) **Jurisdiction: Sign**
07CUP-00000-00091

Request of Mark Betts, applicant, to consider Case No. 07BAR-00000-00331 for **final approval on consent of two walls signs of approximately 25 and 29.2 square feet, and a monument sign of approximately 100 square feet in size.** 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, 04/25/08, and 03/27/09)

C-3. 09BAR-00000-00042 Rice Ranch-TM 14,430 Pine Creek and The Oaks Orcutt
TM 14,430 (John Zorovich, Planner) **Jurisdiction: DVP**

Request of Laurie Tamura, agent for Rice Ranch Ventures, LLC, to consider Case No. 09BAR-00000-00042 for **revised final approval on consent 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.** 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. (Continued from 03/27/09)

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. Discussion Item Betteravia Government Center Santa Maria**
Jurisdiction: DVP

Request of Ravatt Albrecht and Associates Inc., architect for the owner, County of Santa Barbara, for a **discussion on the Betteravia Government Center – Administration Building Expansion of approximately 29,000 square feet.** The lot is currently vacant. The property is a 2.05 acre parcel zoned DP/CPO and shown as Assessor’s Parcel Numbers 128-085-043 and -044, located at **511 Lakeside Parkway** in the North County, Santa Maria area, 4th Supervisorial District.
- 2. 08BAR-00000-00091 T-Mobile SV00516 at Plains Exploration Lompoc**
08CUP-00000-00024 (Megan Lowery, Planner) Jurisdiction: Planning Commission-Telecom

Request of SureSite Consulting Group, LLC, agent for the owners, Plains Exploration & Production, to consider Case No. 08BAR-00000-00091 for **final approval of a replacement wireless telecommunications facility of approximately 370 square feet.** The following structures currently exist on the parcel: four existing lattice towers and one monopole with five equipment compound areas with buildings. The proposed project will not require grading. The property is a 531.62 acre parcel zoned Unlimited Agricultural and shown as Assessor’s Parcel Number 099-010-056, located at **4675 Harris Grade Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 06/06/08)
- 3. 09BAR-00000-00049 Orcutt Hill Pizza Co Sign Orcutt**
09SCC-00000-00004 (Tammy Weber, Planner) Jurisdiction: Old Town Orcutt Commercial

Request of Daniel Kies, owner, to consider Case No. 09BAR-00000-00049 for **conceptual and preliminary/final review of three wall signs: 1) 8’in length x 4’ in width on Clark Ave. (front façade) south elevation; 2) 6’in length x 3.5’ in width on west elevation; and 3) 5’ in length x 3’ in width on east elevation.** The following structures currently exist on the parcel: a residence (A) of approximately 1,115 square feet, a residence (B) of approximately 493 square feet, and commercial site of approximately 2,500 square feet. The proposed project will not require grading. The property is a 14,700 square foot parcel zoned OT-R-14/GC and shown as Assessor’s Parcel Number 105-075-010, located at **205 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District
- 4. 09BAR-00000-00057 South Valley Community Church Orcutt**
09SCD-00000-00009 (Joyce Gerber, Planner) Jurisdiction:CUP

Request of Don Flagg, agent for the owners, South Valley Community Church, to consider Case No. 09BAR-00000-00057 for **conceptual review of a multi purposed youth room of approximately 1,920 square feet and a office space of approximately 750 square feet.** The following structures currently exist on the parcel: a sanctuary of approximately 1,978 square feet, a classroom of approximately 1,184 square feet, and an office building of approximately 990 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 103-740-004, located at **1054 East Clark Avenue** in the Santa Maria area, Fourth Supervisorial District.

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

5. **09BAR-00000-00058** **Frontier Cooling Expansion** **Orcutt**
(John Zorovich, Planner) **Jurisdiction: DVP**
- Request of Lisa Bodrogi, agent for the owners, Frontier Cooling, to consider Case No. 09BAR-00000-00058 for **conceptual review of a new 17,600 square foot cold storage structure, a new 19,900 square foot shade structure (replacing an existing 20,800 square foot shade structure), and a new 1,400 square foot battery room (replacing an existing structures of approximately 7,920 square feet). The total net new square footage of the cooler expansion is approximately 6,860 square feet.** The following structures currently exist on the parcel: buildings and structures associated with Frontier Cooler facilities and the original Teixeira Farms farmstead operations consisting of approximately 126,436 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 82.54 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 113-050-064, located at **2600 Bonita Lateral Road** in the Santa Maria area, Fourth Supervisorial District.
6. **09BAR-00000-00060** **Rice Ranch New Single Family Dwelling – Plan 10** **Orcutt**
TM 14,430 (John Zorovich, Planner) **Jurisdiction: DVP**
- Request of Laurie Tamura, agent for the owners, Rice Ranch Ventures, LLC, to consider Case No. 09BAR-00000-00060 for **preliminary/final approval of a new home plan of approximately 1,549 square feet, in the Rice Ranch Development.** The following structures currently exist on the parcel: roads, parks, model homes, and some residence, ranging from approximately 1,549 square feet to approximately 2,704 square feet. 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 parcel zoned PRD and shown as Assessor's Parcel Number 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: Dana Carmichael, Planner x6266

DATE: April 24, 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, 04/25/08 and 03/23/09)

This project may proceed for:

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, North

FROM: John Zorovich 

DATE: April 20, 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, (April 24, 2009) seeking revised final approval on consent to the Plan 1, 2 and 3 models. Specifically the changes include:

- 1) Allowing the Plan 1, 2, and 3 models to the Pine Creek neighborhood.¹
- 2) Add a three-car garage option to the Plan 3 style.
- 4) Reduce wood siding option as a decorative element instead of required 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

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¹ The changes to the Plan 1-3 would apply to homes built in both the Oaks and Pine Creek neighborhood. The initial set of plans provided to staff described the architecture style as "Bungalow" and "Americana". Staff has requested that the "Americana" architectural style be renamed since this style is not allowed in the Oaks neighborhood pursuant to the Rice Ranch Specific Plan.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review

FROM: Tammy Weber

DATE: April 24, 2009

RE: 09BAR-00000-00049: Orcutt Hill Pizza Co. sign; 09SCC-00000-00004; 205 E. Clark Ave. APN:
105-075-010

The project complies with the all requirements of the OT-R14/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 may proceed for:

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

Request of Daniel Kies, owner, to consider Case No. 09BAR-00000-00049 for **conceptual and preliminary/final review of three wall signs: 1) 8'in length x 4' in width on Clark Ave. (front façade) south elevation; 2) 6'in length x 3.5' in width on west elevation; and 3) 5' in length x 3' in width on east elevation.** The following structures currently exist on the parcel: a residence (A) of approximately 1,115 square feet, a residence (B) of approximately 493 square feet, and commercial site of approximately 2,500 square feet. The proposed project will not require grading. The property is a 14,700 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-075-010, located at **205 E. 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)
Anita Hodoso, P&D

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, North

FROM: John Zorovich *JZ*

DATE: April 20, 2009

RE: 09BAR-00000-00060, Rice Ranch (Pine Creek/Oaks Neighborhoods) APNs
101-420-001; 101-460-013

The applicant is returning to the NBAR this Friday, (April 24, 2009) seeking revised final approval of a new home plan (Plan 10) of approximately 1,549 square feet. Located in the Oaks and Pine Creek neighborhoods.

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