



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: May 20, 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 April 22, 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.

VanVeen Restaurant/Commercial Building

1. **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. (Continued from 04/22/11)

LaBarge Vineyards LLC

2. **10BAR-00000-00024 New Winery Building and Single Family Dwelling Lompoc**
10DVP-00000-00008 (Dana Carmichael, Planner) **Jurisdiction: DVP**

Request of Michael Manzo of B3 Architects,, agent for owner, LaBarge Vineyards LLC, to consider Case No. 10BAR-00000-00024 for **further conceptual review of a new winery building of approximately 13,100 square feet, new single family dwelling of approximately 2,500 square feet, and a garage of approximately 1,250 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 10,000 cubic yards of cut and approximately 7,500 cubic yards of fill. The property is a 10.42 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 099-420-007, located at **2380 Sweeney Road** in the Lompoc Area, Fourth Supervisorial District. (Continued from 02/26/10)

3. **11BAR-00000-00064 Righetti Single Family Dwelling Orcutt**
(no planner assigned) **Jurisdiction: Ridgeline –Rural**

Request of David Swenk, Urban Planning Concepts, agent for owner, Paul Righetti, to consider Case No. 11BAR-00000-00064 for **conceptual review of a new single family dwelling of approximately 5,046 square feet, a m conservatory of approximately 437 square feet, a guestroom with first floor of approximately 800 square feet and an office on second floor of approximately 398 square feet, a loggia of approximately 506 square feet, a detached garage of approximately 1,551 square feet with a vinegar storage of approximately 71 square feet, and landscaping of approximately 7,384 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 1,600 cubic yards of cut and fill. The property is a 1,290.3 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 101-020-069, located at **7367 Graciosa Road** in the Orcutt Area, Fourth Supervisorial District.

4. **11BAR-00000-00070** **Rice Ranch Ventures** **Orcutt**
10GPA-00000-00006 (John Zorovich, Planner) **Jurisdiction: DVP**

Request of Laurie Tamura, Urban Planning Concepts, Inc, agent for Rice Ranch Ventures, LLC, to consider Case No. 11BAR-00000-00070 for **conceptual review and preliminary approval of a new Plan 9: in the Spanish and California Craftsman architectural styles consisting of approximately 1,435 square feet each and a new Plan 9: American Farmhouse architectural styles consisting of approximately 1,570 square feet each.** The proposed project will not require any additional cubic yards of cut and fill. The project is located in the Rice Ranch Specific Plan Area (Pine Creek and The Meadows Oaks) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-410-00(1-46), 101-420-00(1-34), 101-430-00(1-21), 101-440-00(1-28), 101-450-00(1-24), 101-460-00(1-28), 101-470-00(1-16), in the Orcutt area, Fourth Supervisorial District.

Broadway and Union Mercantile
5. **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 **preliminary approval 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 and 04/22/11)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

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

FROM: Dana Carmichael, Planner

DATE: May 12, 2011

RE: **11BAR-00000-00039; VanVeen Restaurant/Commercial Building
(Far Western Tavern)
APN: 105-101-012
Meeting Date: May 20, 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 was reviewed by NBAR for revised final approval on April 22, 2011, where it was continued to the May 20, 2011 meeting in order for the applicant to address the following items:

- **Bring color chip.**
- **Revised plans to call out colors (color key).**
- **Bring revised photo showing colors, revised color board to depict correct color.**
- **More accurate detail of colors and elevations.**

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. (Continued from 04/22/11)

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)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

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

FROM: Dana Carmichael, Planner

DATE: May 12, 2011

RE: **10BAR-00000-00024; LaBarge Vineyards, LLC Winery Building & Residence**
APN: 099-420-007
Meeting Date: May 20, 2011

Preliminary review indicates that the project complies with the all requirements of the AG-II-40 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 was approved by the County Planning Commission on April 13, 2011 and is scheduled for review and approval by the Board of Supervisors on June 7, 2011. When the project was last reviewed conceptually by NBAR on February 26, 2010, the following comments were made:

- **Consider free form rubble for top of wall.**
- **The garage needs more study – proportion/level of design.**
- **Applicant needs to provide landscape and roof plans.**

This project may proceed for:

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

APPROVAL by your board.

PROJECT DESCRIPTION:

Request of Michael Manzo of B3 Architects,, agent for owner, LaBarge Vineyards LLC, to consider Case No. 10BAR-00000-00024 for **further conceptual review of a new winery building of approximately 13,100 square feet, new single family dwelling of approximately 2,500 square feet, and a garage of approximately 1,250 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 10,000 cubic yards of cut and

approximately 7,500 cubic yards of fill. The property is a 10.42 acre parcel zoned 40-AG and shown as Assessor's Parcel Number 099-420-007, located at **2380 Sweeney Road** in the Lompoc Area, Fourth Supervisorial District. (Continued from 02/26/10)

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)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, North
FROM: John Zorovich
DATE: May 11, 2011
RE: 11BAR-00000-00070; Rice Ranch Ventures

Staff has reviewed the proposed project and authorizes the project to proceed for Preliminary Approval BAR approval.

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

PROJECT DESCRIPTION:

The applicant is seeking Conceptual Review and Preliminary Approval of a new Plan 9: in the Spanish and California Craftsman architectural styles consisting of approximately 1,435 square feet each and a new Plan 9: American Farmhouse architectural styles consisting of approximately 1,570 square feet each. The proposed project will not require any additional cubic yards of cut and fill. The project is located in the Rice Ranch Specific Plan Area (Pine Creek and The Meadows Oaks).

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.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

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

FROM: Dana Carmichael, Planner

DATE: May 12, 2011

RE: **11BAR-00000-00027; Broadway & Union Mercantile Commercial Building & Facade**
APN: 105-092-017
Meeting Date: May 20, 2011

Preliminary review indicates that the project complies with the all requirements of the OT-R-14G/C 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 was reviewed by NBAR conceptually on March 25, 2011, and April 22, 2011. At the April 22, 2011 meeting the project was cleared to return for Preliminary approval with the following comments:

- **Look at treatment of back along top of arched window.**
- **Study effects of large south fencing arched window.**
- **Union Mercantile sign needs work.**
- **Union Street elevation needs to be studied further.**
- **Consider making fence on Union taller or add lighting to allingway.**
- **Consider bulb out.**

This project may proceed for:

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

APPROVAL by your board.

PROJECT DESCRIPTION:

Request of Greg Ravatt, architect for the owner, Broadway & Union Mercantile, LLC, to consider Case No. 11BAR-00000-00027 for **preliminary approval 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 OT-R-14G/C 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 and 04/22/11)**

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)