

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: May 22, 2009**

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

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**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:04 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Kevin J. Small - Chair
James King - Vice Chair
Gregg Ravatt
Craig Lewis Atkinson
Ronald F. Bettencourt
Jared Hurley - Alternate
Gil V. Palacios - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant
Gary Kaiser - Supervising Planner, Development Review North
Tammy Weber - Planner, Development Review North
Joyce Gerber - Planner, Development Review North

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: No changes where made to the agenda.

III. MINUTES: Hurley moved, seconded by Bettencourt and carried by a vote of 4 to 0 (Atkinson, King, and Ravatt absent) to approve the Minutes of April 24, 2009.

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, 03/27/09, and 04/24/09)

ACTION: Atkinson moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Small absent) to grant final approval on consent of 09BAR-00000-00001, as amended.

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, 03/27/09, and 04/24/09)

ACTION: Hurley moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Small absent) to continue final approval on consent of 07BAR-00000-00331 with Sign A as marked, to the NBAR meeting of June 26, 2009.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

1. 09BAR-00000-00077 Verizon @ Orcutt Union Plaza 189854 Orcutt
09CUP-00000-00002(Megan Lowery, Planner)Jurisdiction: Planning Commission –Telecom

Request of Tricia Knight, agent for the applicant, Verizon Wireless, to consider Case No. 09BAR-00000-00077 for **conceptual review of a telecommunications facility of approximately 925 square feet.** The following structures currently exist on the parcel: four buildings used for offices and storage totaling 30,576 square feet. However, a Development Plan is approved for a mixed-use project on this property, including four new buildings with a combined floor area of 66,831 square feet, along with the four existing buildings with 30,576 square feet of floor area, for a total of 97,407 square feet. 17,762 square feet of existing floor area is to be demolished, and is not included in the total. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 6.2 acre parcel zoned OT-R and shown as Assessor's Parcel Number 105-091-006, located at **201 South Broadway** in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

- **A photo of an actual old oil derrick structure needs to be provided.**

- Applicant needs to consider a faux water tank rather than faux oil derrick.

Project received conceptual review only. Small recused. No action taken. Applicant may return for further conceptual review.

2. **09BAR-00000-00072 Circle Vision Winery –Tier I Santa Maria**
09LUP-00000-00161 (Tammy Weber, Planner) Jurisdiction: Winery Development Plan

Request of Shelly Ingram, architect for the owners, Doug Circle, Circle Vision, LLC, to consider Case No. 09BAR-00000-00072 for **conceptual review of project description of a Tier I Winery approximately 12,340 square feet.** The lot is currently vacant. The proposed project will require approximately 1,272 cubic yards of cut and approximately 789 cubic yards of fill. The property is a 40.32 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 129-020-038, located at **Prell Road** in the Santa Maria area, Fifth Supervisorial District.

NBAR COMMENTS:

- **Arched window and door do not fit with the design of the rest of the structure.**
- **NBAR encourage the applicant to substitute the stucco exterior for wood or metal siding, which would be more in keeping with the rural character of the area.**
- **Reconsider horizontal standing seem. It will hold dirt and water an corners will look awkward.**

Project received conceptual review only. No action taken. Applicant may return for preliminary approval.

3. **07BAR-00000-00353 Donovan New Residence & Covered Porch Santa Maria**
07LUP-00000-00913 (Gary Kaiser, Planner) Jurisdiction: Ridgeline Rural

Request of Mike and Angela Donovan, owners, to consider Case No. 07BAR-00000-00353 for **preliminary/final approval of new residence, including a main level of approximately 2,304 square feet, lower level of approximately 744 square feet, cellar of approximately 551 square feet, and covered porch of approximately 1,487 square feet.** There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG-1-40 and shown as Assessor's Parcel Number 129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 04/04/08, 04/25/08, 06/06/08, 07/18/08, and 03/27/09)

NBAR COMMENTS:

- **Preliminary approval granted, including height limit exemption based on overriding need to minimize grading. The following is a summary of the NBAR decision:**
 - **Lower 2 foot max. But, this is not a requirement.**
 - **Distance from road (Tepusque Road)**
 - **Reduction in site grading**
 - **Site is not on a ridgeline**

The finding was not based on good architectural or site design but rather a need to minimize grading. The Board also finds that there are several architectural solutions that will bring the project into compliance and has unsuccessfully urged the applicant to consider the following:

- **Roof pitch reduction**
- **Dutch gable design**
- **Lower building pad elevation**
- **Additional landscaping**

- Revised site design
- More site sensitive house design

ACTION: Atkinson moved, seconded by Ravatt, and carried by a vote of 4 to 1 (King and Palacios abstained) to grant preliminary approval of 07BAR-00000-003530.

4. **09BAR-00000-00082 South Gray Plaza Overall Sign Plan Orcutt**
09OSP-00000-00001 (Joyce Gerber, Planner) Jurisdiction: Old Town Orcutt Commercial

Request of Charles B. Tinch, owner, to consider Case No. 09BAR-00000-00082 for **conceptual review of four wall signs; 6 under canopy signs (overall sign program) of approximately 180 square feet.** The following structures currently exist on the parcel: a two-story commercial building of approximately 4,393 square feet and a commercial building of approximately 1,942 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at **350 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District

NBAR COMMENTS:

- Provide drawings that are to scale, rather than photo mock-up.
- Study method of attachment to prevent signs from swinging in the wind.
- Specify back ground color for all signs, and how back of signs would be treated.
- Specify border and lettering colors for each tenant.
- Consider moving signs to railing, for lower floor tenants and moving signs to building wall for upper floor tenants.
- Consider also protecting signs from posts.
- Study upper floor visibility with sections.

Project received conceptual review only. No action taken. Applicant may return for further conceptual review.

5. **08BAR-00000-00164 Cottonwood Canyon Guest Ranch Santa Maria**
08CUP-00000-00007 (Joyce Gerber, Planner) Jurisdiction: Development Plan
08RVP-00000-00005

Request of Steven Puglisi, architect for the owner, Norman Beko, to consider Case No. 08BAR-00000-000164 for **further conceptual review and preliminary approval of a new hospitality facility of approximately 8,994 square feet and signage.** The following structures currently exist on the parcel: a winery warehouse of approximately 5,000 square feet, a winery facility of approximately 1,500 square feet, a wine tasting room/office building of approximately 2,000 square feet and wine caves of approximately 6,800 square feet. The proposed project will require approximately 2,329 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 77.49 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 129-020-012, located at **3940 Dominion Road** in the Santa Maria area, Fifth Supervisorial District. (Continued from 07/18/08)

NBAR COMMENTS:

- Stonework should resemble native stone and earth color.
- Second floor will need some provisions for shading the sun.

ACTION: King moved, seconded by Ravatt, and carried by a vote of 5 to 0 to grant preliminary of 08BAR-00000-00164.

6. **07BAR-00000-00258 St. Louis de Montfort Church Orcutt**
07DVP-00000-00026 (Joyce Gerber, Planner) Jurisdiction: Orcutt

Request of Urban Planning Concepts and Halsell Builder, Inc., agents for the owners, St. Louis de Montfort Parish, to consider Case No. 07BAR-00000-00258 for **final approval of a master plan build out to include a classroom building, multipurpose room, and addition to the main hall for a total of 15,807 square feet.** The following structures currently exist on the parcel: sanctuary, rectory, main hall, and four modular classrooms for a total approximate amount of 37,019 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 6.12 acre parcel zoned PI and shown as Assessor's Parcel Numbers 103-020-044, 103-020-071, and 103-020-072 located at **5075 Harp Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 10/12/07, 12/12/08, 01/23/09, 02/27/09 and 03/27/09)

NBAR COMMENTS:

A. School Building

- **Detailing for parapets and how roofs drain must copy existing school building.**
- **Second floor should cantilevered out from first floor on school building.**
- **Drawings do not match drawings and details that were approved at preliminary.**
- **Re-study original sketch, which was much better than latest plan.**
- **Consider reducing the number of doors into storage areas.**
- **Still need architectural details.**
- **Still need to match existing school building current plans for expanding school would not math existing school building.**
- **Show joints, downspouts, etc.**

B. Multi-Purpose Building

- **Show graphic on elevation**
- **Show joints gutters and other details (like vents).**
- **Move windows back closer together.**
- **Indicate soffit style and material.**

C. Parish Hall

- **Center tower structure needs to be cantilevered out from rest of the building. The entire wall cannot be flat and in the same plane.**
- **NBAR prefers the graphic over the recessed stucco design.**
- **Again, show architectural and drainage details.**

ACTION: Atkinson moved, seconded by Palacios, and carried by a vote of 5 to 0 (Small recused) to continue final approval of 07BAR-00000-00258 to the NBAR meeting of June 26, 2009.

There being no further business to come before the North Board of Architectural Review, Board Member Atkinson moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Small absent) to

***adjourn the meeting until 9:00 A.M. on Friday, June 26 , 2009 in the Betteravia Government Center,
Santa Maria, CA 93455.***

Meeting adjourned at 12:25 P.M.

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