



# COUNTY OF SANTA BARBARA

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

**Meeting Date: May 22, 2009  
9:00 A.M.**

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

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***REVISION: 07BAR-00000-00353 Donovan New Residence & Covered Porch, item has been added to the Standard Agenda. 08BAR-00000-00164 Cottonwood Canyon Guest Ranch, project description has been revised.***

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

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

**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. 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.

**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.

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)

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

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)

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)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
MEMORANDUM**

TO: Board of Architectural Review  
Attn: Gary Kaiser

FROM: Joyce Gerber, Planner, .x 6265

DATE: Hearing of May 22, 2009

RE: St. Louis de Montfort Church, 09ZCI-00000-00012 / 08BAR-00000-00258  
APNs 103-020-044, 103-020-071, and 103-020-072

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Preliminary review indicates this project complies with the requirements for the PI 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.

**Project Description:**

*The project has been bifurcated such that the 271 sq ft administrative office addition has been separated from the remainder of the proposed project.*

**07BAR-00000-00258                      St. Louis de Montfort Church                      Orcutt**  
**09ZCI-00000-00012** (was 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 **preliminary 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 Number 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, 1/23/09, 2/27/09 and 3/27/09)

**This project may proceed for:**

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

**REVIEW** by your board.

**The project was seen by the NBAR on 10/12/07 with comments as follows:**

Project received conceptual review only. No action taken. Applicant may return for preliminary after County Planning Commission. The following comments were made:

It would be nice to eliminate the pit area along the west side of the building.

- Flat roofs would lend themselves well to solar panels.

**The project was seen by the NBAR on 12/12/08 with comments as follows:**

- Addition is not consistent architecturally with existing buildings, the roof gables in particular. The addition is residential in character while the rest of the site is campus-like.
- Show the addition and existing building together to see inconsistencies and determine solution.
- Also, bring information on existing building colors.
- Plans are difficult to read because site plan, floor plans, and elevations are incomplete. Cross-sections are also needed.
- Study ADA requirements for exterior access and design program.

ACTION: King moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Small recused) to continue preliminary approval of 07BAR-00000-00258.  
Applicant may submit for further preliminary approval.

**The project was seen by the NBAR on January 23, 2009 with comments as follows:**

- Addition still does not relate well to existing building architecture.
- Addition needs some vertical elements, with roof type that ties into existing buildings.
- Exterior colors and materials should also match existing buildings.
- Middle building needs a unique design to bridge church architecture to school architecture, if desire is for church and school to have different architectural styles.

ACTION: Atkinson moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Small recused) to continue preliminary approval of 07BAR-00000-00258.  
Applicant may submit for preliminary approval.

**The project was seen by the NBAR on February 27, 2009 with comments as follows:**

- Street elevation of parish hall needs more depth variation.
- Project is heading in the right direction but details and proportions still need work; clear stories and tower elements are particularly out of scale.
- Option "B" is preferred but needs better scale and proportions.
- Consider windows that don't extend so high and reduced window glazing in general.

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

**The project was seen by the NBAR on March 27, 2009 with comments as follows:**

- Applicant should consider eliminating tower structure or reducing the height of that element.
- Option B2 is approved for preliminary.
- Show rain gutters at final.

**ACTION:** King moved, seconded by Ravatt, and carried by a vote of 5 to 0 (Small recused) to grant preliminary approval of 07BAR-00000-00258. Applicant may submit for final approval.

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 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 is subject to departmental review.**

**c:** Case File (to Planner)  
Leticia Rodriguez, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
MEMORANDUM**

TO: Board of Architectural Review  
Attn: Gary Kaiser

FROM: Dana Carmichael, Planner x6266

DATE: May 18, 2009

RE: Splash n' Dash Carwash Signage 07DVP-00000-00033 / 07BAR-00000-00331  
APN 103-181-005

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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 final on consent 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, 03/23/09, and 4/24/09)

**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: North Board of Architectural Review  
Attn: Gary Kaiser

FROM: Joyce Gerber

DATE: May 22, 2009

RE: 08BAR-00000-00164, Cottonwood Winery Visitor Center, APN 129-020-012, 3940  
Dominion Road, Case Numbers 09LUP-00000-00159 and 09SCC-00000-00007

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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 may proceed for:

**X**      **CONCEPTUAL (Signs), and**

<b>X</b>	<b>PRELIMINARY</b>
	<b>PRELIMINARY/FINAL</b>
	<b>FINAL</b>
	<b>REVISED FINAL</b>

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Architectural Design  
Colors

**Note the project has changed since the NBAR's conceptual review of July 18, 2008. Specifically, the proposed guest ranch component has been removed and is no longer part of the project. The changes to the project description are shown below in ~~strikeout~~ and underline.**

**In addition, signs have been added to the NBAR project description. These were not part of the project during the first NBAR review.**

**PROJECT DESCRIPTION:**

1.

Request of Steven Puglisi, architect for the owner, Norman Beko, to consider Case No. 08BAR-00000-000164 for **preliminary review of a new hospitality facility of approximately 9,637 square feet with a deck of approximately 1,225 for the winery ~~and an eight unit guest ranch of approximately 2,950 square feet.~~** 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 ~~2,980~~ 2,329 cubic yards of cut, ~~and~~ approximately ~~1,080~~ 30 cubic yards of fill and approximately 2,299 cubic yards of export. 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.

**The project was seen for conceptual review by the NBAR on July 18, 2008 with comments as follows. Please note that prior NBAR comments do not differentiate whether they referred to guest ranch component or visitor center component)**

- Study cupola dimensions. Provide sections.
- Consider east-west solar exposure issues and ways to reduce energy use.
- Study chimney dimensions; they may be too narrow.
- Consider using roof vents to provide natural interior light.

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

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 09LUP-00000-00159 (to Planner)  
Leticia Rodriguez, P&D

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Memo.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: North Board of Architectural Review  
Attn: Gary Kaiser

FROM: Mark Walter, Planner

DATE: May 22, 2009

RE: 09BAR-00000-00001, Ocean Beach Boardwalk, 08DVP-00000-00038, West end of  
Highway 246/Ocean Ave, 095-040-001

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Preliminary review indicates that the project complies with the all zoning requirements for the REC zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use 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: Consistency with previous BAR comments re consistency of dimensions and adequacy of turning radius. Orientation of benches, location of access ramps and colors.**

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a new ADA-accessible elevated boardwalk and gazebo of approximately 1,673 square feet within the existing parking lot at Ocean Beach Park. The boardwalk would be approximately 7'2" in width with 3 foot high railings. The gazebo would be approximately 22'4" in width (diameter) and would have a maximum height of approximately 13'7" above

**finished grade. The boardwalk and gazebo would together run for approximately 212 feet along the northern and eastern perimeters of the parking lot. The project would not require grading (footings only). The project would result in the net loss of 10 spaces within the existing parking lot. A new overflow parking area of approximately 5,412 feet, containing 16 spaces, would be designated along the shoulder of the entry road to the Park. The surface of the overflow parking area would remain dirt. New signs would be installed to identify the overflow parking area. No vegetation would be removed to install the new parking area.**

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 Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

c: Case File (to Planner)  
Leticia Rodriguez, P&D

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