



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: May 28, 2010**

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

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**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair, Kevin Small, at 9:08 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Craig Lewis Atkinson
James King - Vice Chair
Gregg Ravatt
Kevin J. Small - Chair
Gil V. Palacios - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant Specialist
John Karamitsos - Supervising Planner, Development Review North
John Zorovich - Planner, Development Review North

BOARD MEMBERS ABSENT:

Jared Hurley - Alternate

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

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

III. MINUTES: King moved, seconded by Atkinson and carried by a vote of 4 to 0 (Hurley absent) (Palacios abstained) to approve the Minutes of March 26, 2010.

King moved, seconded by Small and carried by a vote of 4 to 0 (Hurley absent) to continue the Minutes of April 23, 2010 to the NBAR meeting of June 25, 2010.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Consider replacing “bullets” with numbers when listing NBAR Comments.

V. STAFF UPDATE:

- John Karamitsos attending today's meeting for Zoraida Abresch.
- John Karamitsos noted that Mr. Ronald F. Bettencourt has resigned from the NBAR. The NBAR thanks Mr. Bettencourt for his service and wishes him the best in his health challenges.

VI. STANDARD AGENDA:

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 John Franklin, agent for the owner, Ernie Mansi, SB Clark LLC, to consider Case No. 10BAR-00000-00028 for a **site visit of a planned development for 99 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, 03/26/10, and 04/23/10)

Site visit only. No action taken.

2. **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 John Franklin, 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 99 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, 03/26/10, and 04/23/10)

NBAR COMMENTS:

- **Story Poles and site visit are greatly appreciated. Story poles to remain standing for one more week. Site visit confirms all previous comments from prior meetings.**
- **Concerned with visual impacts on gateway to Santa Maria Valley and Orcutt Community. Carefully selected line-of-sight cross-sections needed.**
- **Residences along US 101 are too close to the freeway. Structures should be oriented with entries and front yards towards the freeway. The linearity of the structures should be broken up through the use of curvilinear streets and increased separation between units.**

4. Drainage system.

ACTION: King moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Hurley absent) to grant preliminary approval of 08BAR-00000-00253. Applicant may submit for final approval.

**4. 10BAR-00000-00072 Clark Avenue Commercial Overall Sign Plan Orcutt
10OSP-00000-00002 (Joyce Gerber, Planner) Jurisdiction: Sign**

Request of Frances Romero, agent for owner, Pat Palangi, B3, LLC., to consider Case No. 10BAR-00000-00072 for **conceptual review of 1 shopping center ID/wall sign of approximately 40 square feet, 22 wall signs of approximately 14 square feet each for a total of 308 square feet, a monument sign of approximately 56 square feet, and 1 menu board of as yet undermined size, to comply with the requirements of the LUDC Section 35.38.100 G.** There are currently no structures on the parcel. The proposed project will not require grading. The subject property is a 1.44 acre site zoned C-2 and shown as Assessor's Parcel Number 103-750-038, located at **the South East corner of Clark Avenue and Stillwell Road** in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

- **Creative design standards that meet the needs of future tenants is encouraged.**
- **Clear standards should be established for all signs to be located onsite.**
- **Review the recently-approved Evergreen Shopping Center Plan.**

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

**5. 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 **further 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. (Continued from 05/22/09)

NBAR COMMENTS:

- **Minimize the massing of the platform feature.**
- **Provide more uniformity in the horizontal axes as the lattice work goes up.**
- **The first horizontal member should be a minimum of 12' in height.**

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

There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Atkinson, and carried by a vote of 3 to 0 (Small, Ravatt, and Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, June 25, 2010 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 2:48 P.M.