



# COUNTY OF SANTA BARBARA

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## **NORTH BOARD OF ARCHITECTURAL REVIEW AND SITE VISIT AGENDA**

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

**Meeting Date: May 28, 2010  
9:00 A.M.**

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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**

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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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**Site Visit – 9: 00 A.M. for Item No. 1 – SB Clark LLC Planned Development- located at Key Site 3, Orcutt Community Plan Area.**

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**The Representatives of the following items should be in attendance at this NBAR Meeting by 11:00 A. M.**

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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 March 26, 2010 and April 23, 2010 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 Site Visit by 9:00 A. M.**

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)

**The Representatives of the following items should be in attendance at this NBAR Meeting by 11:00 A. M.**

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)

**The Representatives of the following items should be in attendance at this NBAR Meeting by 1:15 P. M.**

3. **08BAR-00000-00253** **ARC Vineyards Winery** **Orcutt**  
**08DVP-00000-00032** (Dana Carmichael, Planner) **Jurisdiction: DVP**

Request of David Swenk, agent for Urban Planning Concepts, to consider Case No. 08BAR-00000-00253 for **preliminary/final approval of a hospitality building of approximately 11,442 square feet, a wine cave of approximately 5,120 square feet, and landscaping.** The following structures currently exists on the parcel: 2,800 sq. ft. storage building, and 6,227 sq. ft. single family dwelling (currently under construction). The proposed project will require approximately 44,860 cubic yards of cut and approximately 33,030 cubic yards of fill. A proposed temporary overflow parking area would require 1,500 cubic yards of cut, and 2,850 cubic yards of fill. The subject property is a 193.04 acre site zoned AG-II-40 and shown as Assessor's Parcel Numbers 129-151-045, -067, and -068 located at **2540 Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/12/08, 02/27/09, 06/26/09, and 07/24/09)

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.

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)