



# COUNTY OF SANTA BARBARA

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

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

**Meeting Date: June 24, 2011  
9:00 A.M.**

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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**

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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.
  - 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 May 20, 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.**

1. 09BAR-00000-00077 Verizon at Orcutt Union Plaza 189854 Orcutt  
09CUP-00000-00017(Megan Lowery, Planner)Jurisdiction: Planning Commission –Telecom  
10CUP-00000-00040

Request of Tricia Knight, agent for the applicant, Verizon Wireless, to consider Case No. 09BAR-00000-00077 for **preliminary/final approval 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 Numbers 105-091-006 and 105-121-006, located at **201 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 05/22/09, 05/28/10, and 06/25/10)

- 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 **preliminary/final approval 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 and 05/20/11)

- Broadway and Union Mercantile**
3. 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 OT-R-14/GC 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, 04/22/11, and 05/20/11)

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 **final 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. (Continued from 05/20/11)

5. **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 89 cluster homes ranging in size from approximately 1,087 square feet to 3,000 square feet, 40 creekside homes ranging in size from approximately 2,635 square feet to 3,303 square feet.** 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, 04/23/10, and 05/28/10)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Megan Lowery

DATE: June 24, 2011

RE: 09BAR-00000-00077; Verizon Collocated Facility at Orcutt Union Plaza  
09CUP-00000-00017 (Verizon), 10CUP-00000-00040 (AT&T)  
201 S. Broadway, Orcutt; APNs 105-091-006 and 105-121-006

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Preliminary review indicates that the project complies with the all requirements of the OT-R zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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:**

- 1) **Landscaping:** Please note that the approved landscape plan for the Orcutt Union Plaza development (06DVP-00000-00016) will be slightly reconfigured to accommodate the facility footprint.
- 2) **Orcutt Community Design Guidelines:** Please review the project design and materials to ensure they comply with the Orcutt Community Design Guidelines (as conditioned below).

*“Mitig Aest-02 Project Design. The design, scale and character of the project architecture will comply with the Old Town Orcutt Design Guidelines, and shall be compatible with the character of the terrain and natural surroundings of the site. **PLAN REQUIREMENTS AND TIMING:** The applicant shall submit architectural drawings of the project for review and approval by the Board of Architectural Review prior to land use clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing. **MONITORING:** P&D shall inspect for compliance with BAR-approved final plans during construction and prior to occupancy clearance.”*

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## **PROJECT DESCRIPTION:**

The project is a request by the agent, Tricia Knight, for the applicant, Verizon Wireless (09CUP-00000-00017) for construction and use of a collocated unmanned, telecommunications facility.

Verizon is proposing to construct a 63’10” tall antenna support structure to resemble an oil derrick. Verizon proposes to mount nine (9) 5-foot panel antennas, in three sectors (70, 180, and 280 degrees) with three antennas per sector. The antennas are directional and would have a maximum Effective Radiated Power of 1,200 watts. The antennas would be operating in the PCS and Cellular bandwidth. The proposed facility would cover areas in Old Town Orcutt and Highway 135 with an approximate range of one mile in each direction.

AT&T is proposing to collocate on the 63’10” faux oil derrick support structure and mount twelve (12) 4-foot panel antennas, in three sectors (0, 115, and 245 degrees) with four antennas per sector (10CUP-00000-00040). The antennas are directional and would have a maximum Effective Radiated Power of 1,200 watts. The antennas would be operating in the PCS and Cellular bandwidth. The proposed facility would cover areas in Old Town Orcutt and Highway 135 with an approximate range of one mile in each direction.

All equipment for the antennas would be located inside the adjacent building (identified as “Building C” in 06DVP-00000-00016). The equipment would be serviced by PG&E and Verizon Communications via existing utilities at the site. The proposed facility would not require grading. Access to the facility would be from Clark Avenue. The facility would be secured inside the oil derrick structure and existing building, both of which would not be accessible to the public. Aside from existing lighting on the building, the facility would otherwise not be lit. A backup emergency generator would provide power in the event of a power failure and would be stored adjacent to the existing trash enclosure. The generator would be shielded inside an enclosure to resemble the trash enclosure. The equipment would be cooled by two air-conditioning units mounted on the roof of the existing building, operating intermittently and not simultaneously as needed.

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)  
Anita Hodosy, P&D

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

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

FROM: Dana Carmichael, Planner

DATE: June 21, 2011

RE: **10BAR-00000-00024; LaBarge Vineyards, LLC Winery Building & Residence**  
**APN: 099-420-007**  
**Meeting Date: June 24, 2011**

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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 was approved by the Board of Supervisors on June 7, 2011. When the project was last reviewed conceptually by NBAR on May 20, 2001, the following comments were made:

- **Proportion of bowl detail odd; looks like its going to tip over.**
- **Stair tower proportion too tall and spindly.**
- **Levy adobe building- details not meshing with the style and intent of design on doors**

**Lighting:** Please review the proposed lighting plan and details for conformance with Development Plan Condition #3 which requires the Owner/Applicant to ensure that any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

This project may proceed for:

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

**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 **Preliminary/Final 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-II-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 and 5/20/11)**

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)

10BAR-00000-00024; LaBarge Vineyards, LLC Winery Building and Residence

Meeting Date: June 24, 2011

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

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

FROM: Dana Carmichael, Planner

DATE: June 21, 2011

RE: **11BAR-00000-00027; Broadway & Union Mercantile Commercial Building & Facade**  
**APN: 105-092-017**  
**Meeting Date: June 24, 2011**

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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 last reviewed conceptually by NBAR on 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-14/GC 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, 04/22/11, and 05/20/11)**

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:** Board of Architectural Review, North

**FROM:** John Zorovich

**DATE:** June 21, 2011

**RE:** 10BAR-00000-00028, Orcutt Key Site 3 APNs 129-151-026

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To date, the project has been before the North Board of Architectural Review (NBAR) for conceptual review four times. The reviews occurred on February 26, March 26, April 23 and May 28, 2010. The May 28<sup>th</sup> meeting also included a site visit. The NBAR minutes from the meetings are provided below.

The Planning Commission considered the applicant's proposal on April 13, 2011. The staff report prepared for that hearing recommended denial of the proposed project. The denial recommendation was due in large part because the project was inconsistent with several OCP policies and development standards and because the finding that the proposed project provides a public benefit, and is in the interest of the general community welfare, could not be made. Staff did suggest an alternative to the proposed project which limited development to the northern mesa area.

As a result of the Planning Commission hearing, the applicant has revised his project and reduced the number of units from 156 to 129 (89 in the northern mesa area and 40 in the Creekside area). Staff has reviewed the conceptual plan and informed the applicant that the revised project is still inconsistent with the OCP Open Space policies and therefore would not support the revised proposal. The applicant believes that the revised project addresses many of the concerns raised by the Planning Commission and has expressed a desire to return to the Planning Commission on July 20, 2011 with this conceptual plan.

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

## BAR Minutes

### I. Minutes from February 26, 2010

#### PUBLIC COMMENT:

- Sam Fradin

#### NBAR COMMENTS:

- Proposal is too dense, too tight, and too rigid.
- No creativity or imagination in design; everything is identical.
- The site layout is geometric and has no creativity.
- Road widths are an issue.
- There is not enough parking for residents and guests.
- Project to come back

Project received conceptual review only. Ravatt, Small, and Bettencourt absent. No action taken. Applicant may return for further conceptual review.

### II. Minutes from March 26, 2010

10BAR-00000-00028      SB Clark LLC Planned Development      Orcutt

06GPA-00000-00016 (John Zorovich, Planner)  
Development Plan

Jurisdiction:

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 96 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)

#### PUBLIC COMMENT:

- Jane Phelan

#### NBAR COMMENTS:

- **Key Site 3 is a difficult site:**
- **Site-specific design issues have not been addressed; should be considered at a future meeting.**
- **Look at historic development of Orcutt for distinguishing the community of Orcutt from Santa Maria with respect to site and housing design.**

- **The massing/silhouette of the approved 160 MRO units need to be articulated in order to address site design issues.**
- **View studies, including from the southern end of the Creekside neighborhood should be prepared.**
- **Large lot (RR-10) neighborhood:**
- **The public benefit of the open space easement should be clearly articulated.**
- **Efficient maintenance of the open space area will be difficult.**
- **Circulation:**
- **Site design considerations affected by full versus secondary access provisions from Chancellor Drive.**
- **Internal circulation between various neighborhoods should be carefully considered.**
- **Interested in Clark Avenue/US 101 improvements and project impacts on Clark Avenue.**
- **Landscaping: Prepare a conceptual level open Space Revegetation Plan which includes a depiction of the site as it currently exists with respect to native vegetation and grazing land.**
- **Orcutt/Santa Maria Valley gateway: Orientation of 10 southernmost lots along US 101, with backyards facing the freeway, not conducive to gateway concept.**
- **Public Trail: trail route and connections should follow Orcutt Creek as much as possible.**
- **Address project sustainability/carbon footprint issues, including water reuse, cool roof and paving materials. Work with staff to reconcile conflicts with OCP Development Standard KS3-14.**
- **Access issues and density of development onsite introduce traffic and pollution issues which must be addressed.**

**Project received further conceptual review only. Bettencourt, Hurley, and Palacios absent. No action taken. Applicant may return for further conceptual review.**

### **III. Minutes from April 23, 2010**

**10BAR-00000-00028      SB Clark LLC Planned Development      Orcutt**

**06GPA-00000-00016 (John Zorovich, Planner)  
Development Plan**

**Jurisdiction:**

**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 96 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 and 03/26/10)

**NBAR COMMENTS:**

- It is difficult to look at the project without knowing what is proposed for MRO.
- Mesa neighborhood with MRO will be very tight and dense.
- Access to the estate lots thru high density neighborhoods is problematic; these homes should have access of off Chancellor.
- Proposal should be reconfigured to provide better access to estate lots or demonstrate how it is not feasible to have improved access to estate lots.
- The project proposes street widths of 36' wide with parking allowed on both sides and no turn arounds. NBAR feels that the street widths are too narrow, circulation is a major issue on this project and the applicant is proposing the minimum required standards.
- Plan A parking on six packs is problematic due to being too tight.
- There is no way for a school bus to turn around; consider adding turn arounds.
- Consider narrowing roads in specific areas to reduce linear usual effect and provide traffic calming.
- Development should have pedestrian connectivity with landscaping to Keysite #1.
- Rigid, cookie cutter site design (in six pack)- very linear, lacks diversity.
- NBAR recommends variation in foot print massing; and, variation in building design to reduce linear visual; loose a six-pack.
- NBAR has concerns about the feel of trail with fencing, Caltrans and sound walls – too much asphalt; add landscaping.
- NBAR suggest applicant consider alternative to fencing the deep basin and integrate basin design with natural site.
- NBAR needs to do a site visit.
- NBAR wants story poles for each product type at each neighborhood and a 45' pole at the MRO site.

Project received further conceptual review only. Bettencourt recused. Atkinson, Ravatt, and Palacios absent. No action taken. Applicant may return for further conceptual review.

**IV. Minutes from May 28, 2010**

**10BAR-00000-00028      SB Clark LLC Planned Development      Orcutt**

**06GPA-00000-00016 (John Zorovich, Planner)**  
**Development Plan**

**Jurisdiction:**

**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.**
- **The view of the high-density development from the southern portion of the site will be completely out of character; the effects of the massing of the development will be unavoidable from all vantage points. Working on design issues outside of the designated foot-print for this development could improve the project, which in combination with the Crossroads Center represents the highest density of buildings in the Santa Maria Valley.**
- **On lower mesa, the proposed grading is unresponsive to the site topography. Additional site design work is needed to minimize earthwork and retain the character of the land.**
- **Consider an alternate location for the access road to the lower mesa.**
- **A detailed Landscape Plan for project frontage along US 101 and adjacent to the Sunny Hills Mobile Home Park is needed.**
- **Views of the project site from Chancellor Road need to be considered.**
- **Site Plans need to depict adjacent structures, ridge-lines, and onsite resource constraints.**
- **Consider eliminating t-intersections within the project site.**
- **No further Conceptual Review is necessary until comments have been addressed.**

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