



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: June 26, 2009
9:00 A.M.**

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**

- 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 May 22, 2009 will be considered.
- IV. CONSENT AGENDA:**

- C-1. 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, 04/24/09, and 05/22/09)

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

VII. STANDARD AGENDA:

<p>The Representatives of the following items should be in attendance at this NBAR Meeting by 9:00 A. M.</p>

1. County Counsel Report on Political Reform Act and Government Code Section 1090

The North Board of Architectural Review will receive a report from County Counsel concerning ethics responsibilities under the Political Reform Act and Government Code Section 1090.

2. 09BAR-00000-00100 Metro PCS @ Heritage Oaks Clock Tower Orcutt
09DVP-00000-00020(Megan Lowery, Planner)**Jurisdiction: Planning Commission -Telecom**

Request of Jay Higgins, agent for the owners, Metro PCS, to consider Case No. 09BAR-00000-00100 for **conceptual review of a telecommunications facility of approximately 150 square feet.** The following structures currently exists on the parcel: a commercial shopping center and telecommunications facility of approximately 100,000 square feet. The proposed project will not require grading. The property is a 7.68 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-013, located at **1103 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

3. 09BAR-00000-00095 Pasori Change of Use Santa Maria
(no planner assigned) **Jurisdiction: Commercial**

Request of Michael Maglinte, agent for owner, Ned Pasori to consider Case No. 09BAR-00000-00095 for **conceptual review of a commercial change of use of approximately 1,518 square feet.** The following structure currently exists on the parcel: an automotive repair shop of approximately 1,518 square feet. The proposed project will not require grading. The property is a 12,117 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 109-200-011, located at **3596 Orcutt Road** in the Santa Maria area, Fifth Supervisorial District.

4. **09BAR-00000-00088** **CVS/Pharmacy Signs** **Santa Maria**
09SCC-00000-00008 (Kim Probert, Planner) **Jurisdiction: Sign**

Request of Coast Sign, agent for the owner, Bill Evans, to consider Case No. 09BAR-00000-00088 for **conceptual review and preliminary/final approval of 1 wall sign of approximately 75.25 square feet, 3 entrance/exit signs of approximately 2 square feet (each) and 2 informational signs of approximately 2.41 square feet each.** The following structure currently exists on the parcel: a commercial building of approximately 32,000 square feet. The proposed project will not require grading. The property is a 0.52 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-012, located at **4854 South Bradley Road** in the Santa Maria area, Fourth Supervisorial District.

5. **09BAR-00000-00101** **Jack's Façade Fire Repair** **Orcutt**
(Kim Probert, Planner) **Jurisdiction: Old Town Orcutt Commercial**

Request of Aimee Cunningham, Ravatt Albrecht & Assoc., agent for the owner, Don McLean to consider Case No. 09BAR-00000-00101 for **revised final of a new façade/fire rebuild for Jack's Restaurant & Bakery located in the existing commercial building.** The following structure currently exists on the parcel: a commercial building of approximately 6,586. The proposed project will not require grading. The property is a 15,000 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 101-092-017, located at **156 South Broadway** in the Orcutt area, Fourth Supervisorial District.

The Representatives of the following items should be in attendance at this NBAR Meeting by 10:00 A. M.

6. **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 **further conceptual review of proposed shopping center signs.** 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. (Continued from 05/22/09)

7. **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 **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 and 05/22/09)

8. **08BAR-00000-00253** **ARC Vineyards Winery** **Orcutt**
08DVP-00000-00032 (Florence Trotter-Cadena, Planner) **Jurisdiction: DVP**
08CUP-00000-00074
08LLA-00000-00016

Request of David Swenk, agent for Urban Planning Concepts, to consider Case No. 08BAR-00000-00253 for **preliminary approval of a winery of approximately 12,790 square feet, associated structures of approximately 36,945 square feet, and a employee housing consisting of a development of approximately 11,675 square.** The following structure currently exists on the parcel: a storage building of approximately 2,800 square feet. The proposed project will require approximately 58,493 cubic yards of cut and approximately 9,803 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 and 02/27/09)

9. **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, 03/27/09 and 05/22/09)

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.

The project was seen by the NBAR on May 22, 2009 with comments as follows:

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 trailer 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.

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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber

DATE: June 26, 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

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:

CONCEPTUAL (Signs), and

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

APPROVAL by your board.

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.~~

NOTE signs have been removed from project description. Project was ready for prelim approval however received further conceptual review solely because of addition of signs. Project may therefore go forward for prelim/final at this meeting.

PROJECT DESCRIPTION:

1. Request of Steven Puglisi, architect for the owner, Norman Beko, to consider Case No. 08BAR-00000-000164 for **preliminary/final approval 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.

The project was seen for conceptual review of signs, and preliminary review of the hospitality facility, on May 22, 2009 with comments as follows:

NBAR COMMENTS:

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

Project received further conceptual review only. No action taken. Applicant may return for preliminary approval. NOTE this was because of addition of signage review, which as since been removed from current project.

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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Kim. Probert
North County Planning & Development

DATE: June 18, 2009

RE: 09BAR-00000-00088, CVS Wall Sign and Safety Signs, 09SCC-00000-00008,
1157 E. Clark Avenue, APN 103-110-012

Preliminary review indicates that the project complies with the all requirements of the __ 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.

PLEASE SPECIFICALLY COMMENT ON:
Compliance with existing sign design regulations.

PROJECT DESCRIPTION:

The proposed project is for replacement of permitted Longs Drugs Signs with new CVS/pharmacy Signs. The proposed signs are the same height, size and color as the existing sign. The sign would be in the same location as the existing sign. Additional Directional/Informational signs for receiving entrance, and entrance doors.

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 K. Probert
Leticia Rodriguez, P&D

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: K. Probert, Planner
North County Planning & Development

DATE: June 18, 2009

RE: 09BAR-00000-00101; Jack Façade Fire Repair: Exempt: 156 S. Broadway,
Orcutt: APN 105-092-017

Preliminary review indicates that the project complies with the all requirements of the __ 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:

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	PRELIMINARY/FINAL
<input type="checkbox"/>	FINAL
<input checked="" type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Please review the proposed façade for compliance with Old Town Orcutt Design Guidelines. Fire repair is exempt from Land Use Permit per section 35.020.040.B.2.(a). But if the Director determines that the exterior design or specifications are proposed to be changed, the restored or replaced structure shall require Design Review in compliance with Section 35.82.070 (Design Review).

PROJECT DESCRIPTION:

The proposed project is for the replacement of existing facade damaged in restaurant & bakery fire. Project is located in the Old Town Orcutt Area and had received previous approval from

BAR for the renovation and addition of entire commercial building. The proposed façade would be for the Jack's Restaurant & Bakery portion. The existing façade would remain for the other existing commercial use.

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 K. Probert
Leticia Rodriguez, P&D

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