



COUNTY OF SANTA BARBARA

**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: June 26, 2009**

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

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**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:00 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

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

STAFF MEMBERS PRESENT:

Dianne Black - Director of Development Services (via video testimony)
Michael Ghizzoni - Chief Deputy County Counsel (via video testimony)
Rachel Van Mullem - Deputy County Counsel (via video testimony)
David Villalobos - Board Assistant Supervising (via video testimony)
Leticia I. Rodriguez - Board Assistant
Gary Kaiser - Supervising Planner, Development Review North
Joyce Gerber - Planner, Development Review North

BOARD MEMBERS ABSENT:

Jared Hurley - Alternate

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. STATUS REPORT:

Item No. C-1 – Splash N Dash Carwash Signage (07BAR-00000-00331) – Item continued to the NBAR meeting of July 24, 2009, no motion made.

Item No. 8 – ARC Vineyards Winery (08BAR-00000-00253) – Project description will be revised to include a change in assigned planner for this case. The new assigned planner is Dana Carmichael.

III. **MINUTES:** Atkinson moved, seconded by Bettencourt and carried by a vote of 5 to 0 (Hurley absent) to approve the Minutes of May 22, 2009, as revised.

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)

Item 07BAR-00000-00331, continued to the NBAR meeting of July 24, 2009, no motion made.
(See agenda status report.)

V. **NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

VI. **STAFF UPDATE:** None.

VII. **STANDARD AGENDA:**

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.

Chief Deputy County Counsel Michael Ghizzoni addressed the NBAR about the ethics rules.

In summary:

1. ***The Fair Political Practices Act*** requires that an NBAR member with a reasonably foreseeable material financial effect from a project that will be reviewed by the NBAR – for example, the NBAR member is a partner in the firm presenting the project, or is married to someone who is presenting the project – needs to recuse themselves from the item (it is not necessary to give the reason), announce that into the record, and leave the room until the item is finished.
2. ***California Government Code Section 1090*** and other relevant sections of the Government Code provide that in situations where an NBAR member is a part of a firm, or has a spouse that is part of a firm, that is working on a project contracted for by the County and that project needs NBAR review, then the NBAR member must resign from the NBAR.

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.

NBAR COMMENTS:

- **Consider adding architectural element to tower that incorporates and/or screens the antenna.**
- **Consider alternate colors.**

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

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.

NBAR COMMENTS:

- **Incorporate pedestrian access from off-site to building entrance.**

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

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.

NBAR COMMENTS:

- **CVS part of sign seems large and out of character and scale compared to existing sign and remaining portions of proposed sign.**

ACTION: Atkinson moved, seconded by King, and carried by a vote of 5 to 0 (Hurley absent) to grant preliminary of 09BAR-00000-00088. Applicant may return for final approval.

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

Request of Aimee Cunningham, Ravatt Albrecht & Assoc., agent for the owner, Don McLean to consider Case No. 09BAR-00000-00101 for **revised final approval 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.

NBAR COMMENTS:

- **Provide details for fascia tubing and how it butts into the rest of the building.**
- **Rake ends of canopy also need to be studied and detailed.**
- **Re-study entrance and how to achieve a more open beam feel. For example, a faux deck with handrail would add architectural interest.**
- **NBAR prefers stand alone upgrades to Jack's, with other tenant facades to be done at some future time.**

ACTION: King moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Ravatt recused) (Hurley absent) to continue revised final approval of 09BAR-00000-00101.

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)

Project received further conceptual review only. Hurley absent. No action taken. Applicant may return for preliminary/final approval with details regarding mounting attachments.

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)

ACTION: Atkinson moved, seconded by King, and carried by a vote of 5 to 0 (Ravatt and Hurley absent) to continue item 08BAR-00000-00164. Applicant may return for final approval on consent.

8. 08BAR-00000-00253 ARC Vineyards Winery Orcutt
08DVP-00000-00032 (Dana Carmichael, 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)

NBAR COMMENTS:

- **More developed plans or concepts relative to colors and materials.**
- **Hardscape and landscape – are necessary prior to preliminary for a project of this size.**
- **Separate color and materials boards for each building are recommended.**
- **Provide landscaping plan.**
- **Show all exterior lights.**

ACTION: Ravatt moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Hurley absent) to continue preliminary approval of 08BAR-00000-00253.

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)

NBAR COMMENTS:

- **Split-face block is an inappropriate material in areas where children will be present.**
- **Cross that projects from recess in parish hall tower element will collect dirt and will be unattractive over time.**
- **NBAR prefers simple flat surface with decorative graphic or wrought iron feature.**
- **School building needs to incorporate the CMU blocks in existing buildings and in parish hall to break the monotony of buildings (particularly the west elevation) and tie it in with other buildings.**
- **Extend roof overhang on west elevation of school building to better relate to overhang on east elevation.**
- **School building windows show match parish hall windows or at least reflect similar theme.**

ACTION: Atkinson moved, seconded by Palacios, and carried by a vote of 5 to 0 (Small recused) (Hurley absent) to continue final approval of 07BAR-00000-00258. Applicant may submit for final approval on consent.

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 5 to 0 (Small and Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, July 24, 2009 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:24 P.M.