



# 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: July, 18, 2008  
9:00 A.M.**

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Craig Lewis Atkinson, **Alternate**  
James Nishimori, **Alternate**  
Jared Hurley  
James King, **Vice-Chair**

Kevin J. Small, **Chair**  
Greg Ravatt  
Gary Kaiser, **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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### **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 16, 2008 and June 27, 2008 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. 07BAR-00000-00353 Donovan New Residence & Covered Porch Santa Maria**  
**07LUP-00000-00913 (Joyce Gerber, Planner) Jurisdiction: Ridgeline Rural**

Request of Mike and Angela Donovan, owners, to consider Case No. 07BAR-00000-00353 for **further conceptual review and preliminary/final approval of new residence, including a main level of approximately 2,304 square feet, lower level of approximately 744 square feet, cellar of approximately 551 square feet, and covered porch of approximately 1,487 square feet.** There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG-1-40 and shown as Assessor's Parcel Number 129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 04/04/08, 04/25/08, and 06/06/08)
- 2. Cotton Canyon Winery Revision and Guest Ranch Santa Maria**  
**08BAR-00000-00164 and Guest Ranch**  
**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 **conceptual review 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 cubic yards of cut and approximately 1,080 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.
- 3. 07BAR-00000-00101 Dore Winery Santa Maria Center Santa Maria**  
**08ZCI-00000-00044 (Dana Carmichael, Planner) Jurisdiction: Development Plan**

Request of Tish Beltranena, agent for the owner, Richard Dore, to consider Case No. 07BAR-00000-00101 for **preliminary/final approval of a winery of approximately 22,509 square feet.** No structures currently exist on the parcel. The proposed project will require grading of approximately 6,120 cubic yards of cut, 13,710 cubic yards of fill, and 7,590 cubic yards of borrow. The property is a 218 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-039, located at **7200 Foxen Canyon Road** in the Santa Maria area, Fifth Supervisorial District. (Continued from 05/18/07)
- 4. 07BAR-00000-00319 Glad-A-Way Garden Expansion Orcutt**  
**07AMD-00000-00021 (Dana Carmichael, Planner) Jurisdiction: Development Plan**

Request of Froylan Vasquez, agent for the owner, Brian Caird, to consider Case No. 07BAR-00000-00319 for **preliminary/final review and approval of phase 1 of the Glad-A-Way Gardens expansion project consisting of a maintenance shop of approximately 5,000 square feet.** The following structures currently exist on the parcel: prefabricated metal building of approximately 52,016 square feet. The proposed project will not require grading. The property

is a 18.85 acre parcel zoned U and shown as Assessor's Parcel Number 129-170-005, located at **2669 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/21/07)

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

- Orcutt Union Plaza New Mixed Use**
5. **06BAR-00000-00167** **Commercial Development(Phase I)** **Orcutt**  
**08ZCI-00000-00053** (Dana Carmichael,Planner) **Jurisdiction: Development Plan**  
**08ZCI-00000-00055**  
**08ZCI-00000-00060**

Request of Ms. Lynette Noyes, agent for the owner, John J. Will Family LP, to consider Case No. 06BAR-00000-00167 for **further conceptual review and preliminary/final approval of phase I of the Orcutt Union Plaza Commercial Development consisting of the following: Building B: approximately 10,467 square feet; Building C: approximately 13,593 square feet; landscaping and fencing.** The following structures currently exist on the parcel: restaurant of approximately 1,456 square feet; florist shop of approximately 740 square feet; office building of approximately 22,980 square feet; and eight light industrial buildings of approximately 17,762 square feet for a total of 42,938 square feet. The proposed project will require approximately 3,933 cubic yards of cut and approximately 11,776 cubic yards of fill. The property is a 7.8 acre parcel zoned OT-R14/GC and shown as Assessor's Parcel Numbers 105-091-001 and 105-091-006, located at **200 Block of South Broadway Street** in the Orcutt area, Fourth Supervisorial District. (Continued from 07/28/06)

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

6. **06BAR-00000-00062** **Evergreen Shopping Center** **Orcutt**  
**07DVP-00000-00009** (John Zorovich, Planner) **Jurisdiction: - Orcutt**

Request of Mike Peachey, architect for the owners, Daniel Ringstmeyer and Paul Prather, to consider Case No. 06BAR-00000-00062 for **final approval of a re-development of the Evergreen Shopping Center consisting of the removal of approximately 32,000 square feet of existing commercial development and construction of 52,000 square feet of new retail and office space.** The proposed project will require approximately 4,175 cubic yards of cut and approximately 4,250 cubic yards of fill. The project also includes new landscaping buffers located along the project's northern and southern perimeter, as well as small landscape planters dispersed throughout the reconfigured parking area. The property is a 5.5 acre parcel zoned C-2 and shown as Assessor's Parcel Numbers 109-200-012, 109-200-013, 109-200-015, and 109-200-016, located at **3400 – 3550 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 3/24/06, 6/8/07,7/20/07, 08/31/07, and 06/27/08)



shown as Assessor's Parcel Number 129-260-009, located at 4501 Tepusquet Road, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 4/4/2008 and 04/25/08)

The project was seen on **2/8/08** with comments as follows:

**Project received conceptual review only. Ravatt absent. No action taken. Applicant may return for further conceptual review. The following comments were made:**

- **Current design does not comply with hillside and ridgeline height limits.**
- **Return for further conceptual review with site sections and building sections.**
- **Applicant will need to meet with planner to clarify ridgeline rules and grading ordinances.**

The project was scheduled for **4/4/08** and **4/25/08** but was continued (applicants called ahead to cancel) to allow for plans to be finalized.

The project was seen on **6/6/08** with comments as follows:

- **Architectural details are missing.**
- **Roof design is extremely complex and may detract from desired architectural style.**
- **Chimney and exterior stone seem out of scale.**
- **Consider lowering plate heights and upper windows to comply with height limit and allow for a better view.**
- **Height limit exception can be mitigated with the muted earth tone colors that are proposed and landscaping around the building.**
- **Height limit exception may be acceptable to minimize grading.**
- **Landscape plan needs a significant number of additional trees for screening and for shade.**
- **Plans still not seem complete to truly reflect finished look.**
- **NBAR strongly recommends better architectural and landscape plans, drawn more clearly and showing more detail.**
- **Provide roof plan map with elevation of roof peak.**

**ACTION:** Atkinson moved, seconded by King, and carried by a vote of 4 to 0 (Hurley and Nishimori absent)(Barry resigned) to continue preliminary approval of 07BAR-00000-00353. Applicant may submit for preliminary approval.

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/Coastal Development Permit is subject to my review.**

c: File  
Leticia Rodriguez, Hearing Support (e-mail)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: North Board of Architectural Review  
Attn: Gary Kaiser, Supervising Planner

FROM: Dana Carmichael, Planner

DATE: July 10, 2008

RE: **07BAR-00000-00101; Foxen - Doré Winery; APN 133-070-039 (meeting date: 7/18/08).**

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Preliminary review indicates that the project complies with the all zoning requirements for the AG-II-100 Zone District and is compatible with the requirements of the Santa Barbara County Land Use and Development Code and 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:

CONCEPTUAL  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

**Review** by your board.

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**PROJECT DESCRIPTION:**

The proposed project is a request of Patricia Beltranena, agent for Richard Doré, owner, to consider case number 07BAR-00000-00101 for Preliminary/Final review and approval to construct a new winery consisting of a 13,912 sq. ft. winery processing facility (including 7,650 sq. ft. of covered outdoor areas), a 1,472 sq. ft. tasting and conference facility, 6,500 sq. ft. storage area and 625 sq. ft. of office and lab space for a total of 22,509 sq. ft. of development. Approximately 7,650 sq. ft. of covered exterior space would be used for grape crush activities, loading and unloading, and bottling.

**Wine production would be limited to a maximum of 20,000 cases produced annually. The wine produced onsite would come from grapes grown on the existing 10 acres of vineyard on the subject parcel. Three additional acres of vineyard is also proposed onsite. 12 annual special events are proposed onsite per year with a maximum number of 175 attendees. Parking for the winery operations would be in 38 proposed parking spaces and parking for the special events would be in a designated meadow adjacent to the winery.**

**Water for the winery would be provided via an onsite well. Production wastewater from the winery would be directed to a proposed septic system or other California Regional Water Quality Control Board approved waste discharge system. Domestic wastewater would be served by a proposed septic system in conformance with Environmental Health Services requirements. Solid waste from wine production (grape skin and stem pumice) would be distributed in the existing vineyard and orchards in accordance with an EHS-approved Solid Waste Management Plan. All exterior lighting would be hooded and directed away from adjacent properties and roadways.**

**The proposed grading amounts are as follows: 6,120 cu. yd. cut, 13,710 cu. yd. fill, and 7,590 cu. yd. of borrow. Access to the winery would be provided by a proposed 24 foot wide all weather drive of approximately 600 feet in length, and accessed via Foxen Canyon Road.**

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)  
David Villalobos, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: North Board of Architectural Review  
Attn: Gary Kaiser, Supervising Planner

FROM: Dana Carmichael, Planner

DATE: July 10, 2008

RE: **07BAR-00000-00319; Glad-A-Way Gardens Expansion (Phase I); APN 129-170-005**  
**Meeting Date: July 18, 2008**

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Preliminary review indicates that the project complies with the all zoning requirements for the AG-II-40 Zone District and is compatible with the requirements of the Santa Barbara County Land Use and Development Code and the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

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

**Review** by your board.

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**PROJECT DESCRIPTION:**

Request of Froylan Vasquez, agent for the owner, Brian Caird, to consider Case No. 07BAR-00000-00319 for **preliminary/final review and approval of phase 1 of the Glad-A-Way Gardens expansion project consisting of a maintenance shop of approximately 5,000 square feet.** The following structures currently exist on the parcel: prefabricated metal building of approximately 52,016 square feet. The proposed project will not require grading. The property is a 18.85 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 129-170-005, located at **2669 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/21/07)

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)  
David Villalobos, P&D

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: North Board of Architectural Review  
Attn: Gary Kaiser, Supervising Planner

FROM: Dana Carmichael, Planner

DATE: July 10, 2008

RE: **06BAR-00000-00167; Orcutt Union Plaza Development (Phase 1)**  
**APN 105-091-001 and 105-091-006; Meeting Date: July 18, 2008**

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Preliminary review indicates that the project complies with the all zoning requirements for the OT-R-14G/C Zone District and is compatible with the requirements of the Santa Barbara County Land Use and Development Code and the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

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

**Review** by your board.

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**PROJECT DESCRIPTION:**

Request of Ms. Lynette Noyes, agent for the owner, John J. Will Family LP, to consider Case No. 06BAR-00000-00167 for **further conceptual review and preliminary/final approval of phase I of the Orcutt Union Plaza Commercial Development consisting of the following: Building B: approximately 10,467 square feet; Building C: approximately 13,593 square feet; landscaping and fencing.** The following structures currently exist on the parcel: restaurant of approximately 1,456 square feet; florist shop of approximately 740 square feet; office building of approximately 22,980 square feet; and eight light industrial buildings of approximately 17,762 square feet for a total of 42,938 square feet. The proposed project will require approximately 3,933 cubic yards of cut and approximately 11,776 cubic yards of fill. The property is a 7.8 acre parcel zoned OT-R14/GC and shown as Assessor's Parcel Numbers 105-091-001 and 105-091-006, located at **200 Block of South Broadway Street** in the Orcutt area, Fourth Supervisorial District.  
(Continued from 07/28/06)

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)  
David Villalobos, P&D

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
MEMORANDUM**

TO: Board of Architectural Review

FROM: John Zorovich

DATE: July 14, 2008

RE: Evergreen Shopping Center Remodel  
Case No. 07DVP-00000-00009 /06BAR-00000-00062  
3400-3550 Orcutt Road, Orcutt, APN 109-200-012; -013; -015; -016

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Preliminary review indicates this project complies with the requirements for the C-2 District and is compatible with the requirements of the Land Use Development Code provisions and policies, including the Orcutt Community Plan, subject to certain conditions.

**Phase I** of the Evergreen Shopping Center project may proceed for:

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

**APPROVAL** by your board.

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**PROJECT DESCRIPTION:**

**Re-development of the Evergreen Shopping Center consisting of the removal of approximately 32,000 square feet of existing commercial development and construction of 52,000 square feet of new retail and office space. The proposed project will require approximately 4,175 cubic yards of cut and approximately 4,250 cubic yards of fill.**

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.

**6/27/08 Unapproved NBAR Comments**

- **NBAR opposes real wall alley.**
- **NBAR recommends applicant considers a lot line adjustment.**
- **Study outriggers; they may be too small in the context of the size of buildings.**
- **Study scale of awnings; consider extending them further outward.**
- **Consider adding wood trellis over trash enclosures.**
- **NBAR recommends a study scale at the bank entry.**
- **The decking needs a gutter, especially over building entrances.**
- **Consider larger thickets in decking.**