

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: July 18, 2008**

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

Kevin J. Small, **Chair**
James King, **Vice-Chair**
Jared Hurley
Greg Ravatt

Craig Lewis Atkinson, **Alternate**
James Nishimori, **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 9:06A.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 - Alternate
James Nishimori - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant
Gary Kaiser - Supervising Planner, Development Review North
Joyce Gerber - Planner, Development Review North
John Zorovich - Planner, Development Review North

BOARD MEMBERS ABSENT:

Jared Hurley

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None in attendance.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. STATUS REPORT: No changes were made to the agenda.

III. MINUTES: Atkinson moved, seconded by Nishimori and carried by a vote of 3 to 0 (Hurley and Ravatt absent)(Small abstained) to approve the Minutes of May 16, 2008.

King moved, seconded by Nishimori and carried by a vote of 3 to 0 (Hurley and Ravatt absent)(Atkinson abstained) to approve the Minutes of June 27, 2008 as revised.

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS: Small announced he will be speaking with the Fourth District's office in regards to the appointment and recommendations of a new North Board of Architectural Review member. King recommends the new North Board of Architectural Review member should have architectural background.

V. STAFF UPDATE: None.

VI. STANDARD AGENDA:

**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)

NBAR COMMENTS:

- **Building height was reduced slightly (approximately 2 feet) since the last hearing.**
- **Roughly one half the grading has been eliminated.**
- **Verify that ridge elevations accurately reflect the height of the structure. Height exemption may or may not be warranted based on need to avoid excessive grading.**
- **Fill slopes should be feathered to appear more natural and less engineered.**
- **Consider native trees that appear more natural and less conspicuous and integrate the overall landscape into the surrounding areas. Multi-trunk varieties are encouraged.**

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

**2. 08BAR-00000-00164 Cottonwood Canyon Winery Revision Santa Maria
08CUP-00000-00007 and Guest Ranch Jurisdiction: Development Plan
08RVP-00000-00005 (Joyce Gerber, Planner)**

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.

NBAR COMMENTS:

- **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.

**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)

NBAR COMMENTS:

- **Ridge heights of roof over tasting room should match.**
- **Provide irrigation and planting plan and details and landscape maintenance specification for the bio-swale.**
- **Provide sections through clear stories.**
- **Show details regarding roof over hangs.**

ACTION: Ravatt moved, seconded by King, and carried by a vote of 5 to 0 (Hurley absent) to grant preliminary approval of 07BAR-00000-00101. Applicant may submit for final approval.

**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)

NBAR COMMENTS:

- **Consider re-painting existing building or choose different colors to avoid multiple shades of blue.**
- **Return for further preliminary with color board, architectural details and landscape/irrigation plan.**

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

- 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)

NBAR COMMENTS:

- **Consider whether oil separators can be eliminated, if railroad right-of-way functions as bio-swale.**
- **Consider eliminating wheel stops in parking lot altogether.**
- **Preliminary approval for site grading and buildings B and C. Return for final on consent.**
- **Return for preliminary approval for other buildings.**
- **Subsequent phases must be assigned separate case numbers.**

ACTION: Atkinson moved, seconded by Ravatt, and carried by a vote of 4 to 0 (Hurley absent)(Small recused) to grant preliminary approval of 06BAR-00000-00167. Applicant may submit for final approval on consent.

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)

NBAR COMMENTS:

- **Final approval granted with comment to make railings and pickets sturdy; welded metal preferred.**

ACTION: Ravatt moved, seconded by King, and carried by a vote of 5 to 0 (Hurley absent) to grant final approval of 06BAR-00000-00062.

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 (Hurley absent) to adjourn the meeting until 9:00 A.M. on Friday, August 08, 2008 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 12:24 P.M.

G:\GROUP\PC_STAFF\WP\BAR\NBAR\MINUTES\2008\07-18-08 MINUTES.DOC