

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: July 24, 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 King at 9:17 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

James King - Vice Chair
Gregg Ravatt
Craig Lewis Atkinson
Ronald F. Bettencourt
Jared Hurley - Alternate
Gil V. Palacios - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant
Dana Carmichael - Planner, Development Review North
Joyce Gerber - Planner, Development Review North

BOARD MEMBERS ABSENT:

Kevin J. Small - Chair

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

II. AGENDA STATUS REPORT:

Item No. 2 – Produce Cooler Facility/OSR Enterprises (06BAR-00000-00039) – The project description will be revised to reflect the following:

06BAR-00000-00039	Produce Cooler Facility/OSR Enterprises	Santa Maria
06CUP-00000-00043	(Gary Kaiser, Planner)	Jurisdiction: DVP
06DVP-00000-00009		
06GPA-00000-00012		

06RZN-00000-00005
06TPM-00000-00019

Request of Urban Planning Concepts and Robert Corbett, agents for owners, OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **revised preliminary/final approval of a produce cooler facility of approximately 102,686 square feet of structural development for Phase 1 and 237,636 square feet of structural development for all phases of construction. The total build-out of the project would include approximately 27 acres of site development (including retention basins, parking areas, driveways, etc).** There is currently an existing agricultural water well and an oil well located on the property. Grading to accommodate Phase 1 of the proposed project would include 24,300 cubic yards of cut and 8,550 cubic yards of fill. Future phases of the project would include an additional 2,700 cubic yards of cut and 950 cubic yards of fill. The project site is 244.4 acres gross, 237.8 acres net zoned AG-II-100 and shown as Assessor's Parcel Numbers 128-096-001, -004, -005, located at **the corner of Betteravia and Rosemary Roads** in the Santa Maria area, Fourth Supervisorial District. (Continued from 03/03/06, 02/08/08, and 11/07/08, 12/12/08)

Item No. 4 – Jack's Façade Fire Repair (09BAR-00000-00101) – Dropped from Standard Agenda, no motion made.

III. MINUTES: Bettencourt moved, seconded by Atkinson and carried by a vote of 4 to 0 (Ravatt and Small absent) (Hurley abstained) to approve the Minutes of June 26, 2009, as revised.

IV. CONSENT AGENDA:

C-1. 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 **final approval on consent of a new hospitality facility of approximately 8,994 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 2,329 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, 05/22/09, and 06/26/09)

ACTION: Palacios moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Small and Ravatt absent) to grant final approval on consent of 08BAR-00000-00164.

C-2. 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 on consent 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, 05/22/09, and 06/26/09)

ACTION: Atkinson moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Small and Ravatt absent) to grant final approval on consent of 07BAR-00000-00258.

C-3. 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, 05/22/09, and 06/26/09)

ACTION: Hurley moved, seconded by Palacios, and carried by a vote of 5 to 0 (Small and Ravatt absent) to grant final approval on consent of 07BAR-00000-00331.

V. NBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

1. 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 **further conceptual review 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, 02/27/09, and 06/26/09)

NBAR COMMENTS:

- **NBAR would like to review a lighting plan when the item returns.**
- **Landscaping, including trees, should be composed of a native palate.**
- **Power poles should be protected from trees.**
- **Entryway slopes could include berming to better utilize the existing grades/slopes.**
- **Bring back retaining wall details for review.**

Project received further conceptual review only. Small absent. No action taken. Applicant may return for preliminary approval following Planning Commission approval.

2. 06BAR-00000-00039 Produce Cooler Facility/OSR Enterprises Santa Maria
06CUP-00000-00043 (Gary Kaiser, Planner) **Jurisdiction: DVP**
06DVP-00000-00009
06GPA-00000-00012

06RZN-00000-00005
06TPM-00000-00019

Request of Urban Planning Concepts and Robert Corbett, agents for owners, OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **revised preliminary/final approval of a produce cooler facility of approximately 102,686 square feet of structural development for Phase 1 and 237,636 square feet of structural development for all phases of construction. The total build-out of the project would include approximately 27 acres of site development (including retention basins, parking areas, driveways, etc).** There is currently an existing agricultural water well and an oil well located on the property. Grading to accommodate Phase 1 of the proposed project would include 24,300 cubic yards of cut and 8,550 cubic yards of fill. Future phases of the project would include an additional 2,700 cubic yards of cut and 950 cubic yards of fill. The project site is 244.4 acres gross, 237.8 acres net zoned AG-II-100 and shown as Assessor's Parcel Numbers 128-096-001, -004, -005, located at **the corner of Betteravia and Rosemary Roads** in the Santa Maria area, Fourth Supervisorial District. (Continued from 03/03/06, 02/08/08, and 11/07/08, 12/12/08)

NBAR COMMENTS:

- **Light colored roof will be seen from a distance, and could be reflective. Therefore, the roof could be a darker less reflective color.**
- **Landscaping should be thinned out, and eucalyptus trees replaced with smaller native type trees.**
- **CMU wall may not be a good fit for an agricultural or industrial type facility such as this (may want to consider using chain link fencing).**
- **Bark mulch without groundcover could blow away (should incorporate some additional plantings).**
- **NBAR needs to review canopy and additional landscaping details.**
- **Item to return for revised final approval on consent with requested canopy and landscaping details.**

ACTION: Hurley moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Small absent) to grant revised preliminary approval of 06BAR-00000-00039. Applicant may submit for final approval on consent.

3. **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 **further 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. (Continued from 06/26/09)

NBAR COMMENTS:

- **Cupola model should be re-designed to be more in character with the building's existing design.**
- **The design should incorporate painting for a better fit.**
- **The transition from the existing building to the new structure should be revised/refined.**
- **Re-evaluate the proportions from the existing building to the proposed elements for a better fit.**

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

4. 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. (Continued from 06/26/09)

Item 09BAR-00000-00101, dropped from Standard Agenda, no motion made.
(See agenda status report.)

5. 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 **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. (Continued from 06/26/09)

NBAR COMMENTS:

- **BAR approved color/material board.**

ACTION: Atkinson moved, seconded by Bettencourt, and carried by a vote of 5 to 0 (Small absent) to grant final approval of 09BAR-00000-00088.

6. 09BAR-00000-00057 South Valley Community Church Orcutt
09SCD-00000-00009 (Joyce Gerber, Planner) **Jurisdiction: CUP**

Request of Don Flagg, agent for the owners, South Valley Community Church, to consider Case No. 09BAR-00000-00057 for **preliminary approval of a multi purposed youth room of approximately 1,920 square feet and a office space of approximately 750 square feet.** The following structures currently exist on the parcel: a sanctuary of approximately 1,978 square feet, a classroom of approximately 1,184 square feet, and an office building of approximately 990 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-740-004, located at **1054 East Clark Avenue** in the Santa Maria area, Fourth Supervisorial District (Continued from 04/24/09)

NBAR COMMENTS:

- **The existing building is lacking in a definition of style, so the proposed addition should enhance the overall look of the building by pulling existing details and adding to them to create a better overall look.**
- **Any additional details should be a simple and clean design.**
- **Extending a portion of the roof out could eliminate the need for a trellis.**
- **Re-consider the location, and number of windows located on the west facing wall.**

ACTION: Atkinson moved, seconded by Hurley, and carried by a vote of 5 to 0 (Small absent) to continue preliminary approval of 09BAR-00000-00057. Applicant may submit for preliminary/final approval.

7. **09BAR-00000-00058** **Frontier Cooling Expansion** **Orcutt**
09DVP-00000-00013 (John Zorovich, Planner) **Jurisdiction: DVP**
09AMD-00000-00005

Request of Lisa Bodrogi, agent for the owners, Frontier Cooling, to consider Case No. 09BAR-00000-00058 for **further conceptual review and preliminary/final approval of a new 17,600 square foot cold storage structure, a new 19,900 square foot shade structure (replacing an existing 20,800 square foot shade structure), and a new 1,400 square foot battery room (replacing an existing structures of approximately 7,920 square feet). The total net new square footage of the cooler expansion is approximately 5,960 square feet.** The following structures currently exist on the parcel: buildings and structures associated with Frontier Cooler facilities and the original Teixeira Farms farmstead operations consisting of approximately 126,436 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 82.54 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 113-050-064, located at **2600 Bonita Lateral Road** in the Santa Maria area, Fourth Supervisorial District. (Continued from 04/24/09)

NBAR COMMENTS:

- **White roof panels are not ideal (would prefer the same roof color as sides). However, in this case it is okay because the project is located away from public view sheds, and set back from the road.**

ACTION: Bettencourt moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Small absent) to grant preliminary/final approval of 09BAR-00000-00058.

There being no further business to come before the North Board of Architectural Review, Board Member Ravatt moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Small absent) to adjourn the meeting until 9:00 A.M. on Friday, August 28, 2009 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 11:48 A.M.