



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: August 08, 2008
9:00 A.M.**

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**

- 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 July 18, 2008 will be considered.
- IV. CONSENT AGENDA:**

The Representatives of the following items should be in attendance at this NBAR Meeting by 8:45 A. M.

- C-1. **06BAR-00000-00167** **Orcutt Union Plaza New Mixed Use** **Orcutt**
08ZCI-00000-00053 (Dana Carmichael, Planner) **Jurisdiction: DVP**
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 **final approval on consent 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 and 07/18/08)

V. **NBAR MEMBERS INFORMATIONAL BRIEFINGS**

VI. **STAFF UPDATE**

VII. **STANDARD AGENDA:**

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:15 A. M.

1. **06BAR-00000-00163** **Orcutt Village Marketplace** **Orcutt**
06DVP-00000-00008 (John Zorovich, Planner) **Jurisdiction: Commercial**
06CUP-00000-00037
06TPM-00000-00017

Request of Laurel Perez, agent for the owners, Ben Nikafarjam and Samir Patel to consider Case No. 06BAR-00000-00163 for **preliminary approval of a mixed-use shopping center consisting of approximately 320,000 square feet of development including a grocery store, gas station/car wash, 3-story hotel, drive through pharmacy, 3-story office condominium building, drive through restaurant and other retail stores.** There are no structures currently on the parcel. The proposed project will require approximately 122,000 cubic yards of cut and approximately 121,000 cubic yards of fill. The property is a 24.6 acre parcel zoned C-2 and shown as Assessor's Parcel Number 129-120-024, located at **the northwest corner of the Clark Avenue / Highway 101 intersection known as Key Site #1** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/8/06, 1/12/07, 02/02/07, and 4/25/08)

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

- 2. 07BAR-00000-00356 Allen Cooler Facility Expansion Santa Maria**
07DVP-00000-00036 (John Zorovich, Planner) **Jurisdiction: DVP**

Request of Tom B. Martinez, architect for the owner, Mr. Paul Allen, to consider Case No. 07BAR-00000-00356 for **further conceptual review of cooler facility expansion (approximately 21,275 square feet for Phase I and approximately 13,020 square feet for Phase II)**. The following structures currently exist on the parcel: a cold room of approximately 19,994 square feet, an office of approximately 1,281 square feet, and a canopy of approximately 13,020 square feet. The proposed project will not require any grading. The property is a 261,145 square foot parcel zoned AG-II-40 and shown as Assessor's Parcel Number 117-160-038, located at **2165 West Main Street** in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08)
- 3. 07BAR-00000-00101 Dore Winery Santa Maria Center Santa Maria**
08ZCI-00000-00044 (Dana Carmichael, Planner) **Jurisdiction: DVP**

Request of Tish Beltranena, agent for the owner, Richard Dore, to consider Case No. 07BAR-00000-00101 for **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 and 07/18/08)
- 4. 07BAR-00000-00337 Stoker-Higginbotham Development Lompoc**
06GPA-00000-00009 (Nathan Eady, Planner) **Jurisdiction: DVP**

Request of Greg Rech, architect for the owner, Mike Stoker, to consider Case No. 07BAR-00000-00337 for **further conceptual review of a development plan for 14 detached town homes of approximately 2,338, 2,200, or 2,365 square feet each**. The lot is currently vacant. The proposed project will require approximately 700 cubic yards of cut, approximately 7,600 cubic yards of fill, 6,900 cubic yards of import. The property is a 2.82 acre parcel zoned REC and shown as Assessor's Parcel Number 097-730-021, located at **Oakhill Drive** in the Lompoc area, Third Supervisorial District. (Continued from 01/11/08)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

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

FROM: Dana Carmichael, Planner

DATE: August 5, 2008

RE: **06BAR-00000-00167; Orcutt Union Plaza New Mixed Use Commercial Development (Phase 1); APN 105-091-001 and 105-091-006 (meeting date: 8/08/08).**

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.

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 ON CONSENT
 REVISED FINAL

Review by your board.

PROJECT DESCRIPTION:

Request of Ms. Lynette Noyes, agent for the owner, John J. Will Family LP, to consider Case No. 06BAR-00000-00167 for **final approval on consent 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. Grading to consist of approximately 3,933 cubic yards of cut and approximately 11,776 cubic yards of fill.** 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 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 and 07/18/08)

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, North

FROM: John Zorovich

DATE: July 31, 2008

RE: 06BAR-00000-00163, Orcutt Village Marketplace; APN129-120-024

Preliminary review indicates that the project is consistent with the requirements of the Santa Barbara County Land Use Development Code and the policies of the Comprehensive Plan and Orcutt Community Plan.

This project may proceed for further:

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

REVIEW by your board.

Provided below are the NBAR comments from your 2/2/07 meeting:

NBAR COMMENTS:

- **Landscaping such as tall bushes or small trees that reach a height between 4 and 8 feet need to be added to the landscape plan.**
- **Very attractive buildings (architectural style).**
- **Like green pedestrian walkways that cut across parking lot. Walkways break up parking lot.**
- **Support concept of mixed use.**
- **Concern with how the 38 apartments units function with the narrow interior corridor and little sunlight.**
- **Concern that proposed housing may be too dense.**
- **Concerned with lack of pedestrian pathways that provide connectivity from residential parking spaces to access to residence.**
- **School children residing in apartments need a well defined safe pathway along western property line to street to school.**
- **Project provides urban development in suburban area. It will be an experiment for Orcutt.**
- **Project would work better with less units as the reduction in unites could provide a wider interior corridor and a more liveable environment.**
- **Perhaps luxury type apartments, and fewer of them, may be more appropriate.**
- **It appears that the population living on site would be in conflict with the rest of the commercial development.**

- **This is a great project but the residential component needs to be relocated.**
- **Four foot wide landscape strip behind proposed building D (depicted on cross section 3) is a concern. Would like to see more landscaping.**
- **This is a fantastic project, but NBAR has major concerns with location of housing.**
- **Not that concerned with the height of the buildings except along the western perimeter and along Highway 101.**

Project Description:

A Final Development Plan is proposed for the 24.66 acre project site (APN 129-120-024). The proposed project includes the construction of approximately: 320,663 square feet of major retail, hotel, offices, shops, restaurants, fast food, gas station/convenience store with car wash, 30 condominiums for office space, and two "open air" gazebo structures; one at the Central Park and one at the north end of the site. The project incorporates a mix of single-story, two-story and three-story buildings. Utilizing the County's current method for calculating building height as measured from existing grade, the maximum building height would be 57.4 feet at the hotel roof-line. In addition, the proposed hotel tower and other architectural projections exceed this height with a maximum height of 71.8 feet for the hotel tower. The project integrates an internal circulation plan for automobile access, parking, deliveries, as well as landscaping that includes a central park, pedestrian pathway connections, sidewalks, a bikeway, and a multi-purpose trail. In order to meet the drainage requirements of the property, the project proposes the construction of a private 2.1-acre detention basin. The detention basin would require fencing around the perimeter, which also includes a walking trail, bikepath, picnic bench locations and landscaping. The proposed buildings are described as follows:

Major A (34,608 SF): intended for use as a grocery store/supermarket.

Building B (86,922 SF): a 3-story destination hotel with 120 rooms and 1 ballroom (divisible into 3 separate spaces).

Building C (25,683 SF): intended for use as a retail and office.

Shops D (16,770 SF): five retail shops and one sit-down restaurant in a one-story building.

Shops E (10,821 SF): nine retail shops in a one-story building.

Shops F (5,040 SF): two retail shops and a coffee shop with a drive-through window in a one-story building.

Pad G (5,021 SF): one fast-food restaurant with a drive-through window in a one-story building.

Pad H (10,091 SF): a gas station, with convenience store, carwash, and 2,422 SF of office space above the convenience store in a two-story building.

Building J (15,714 SF): a two-story building with four retail shops and a sit-down restaurant on the first floor and office space (6,586 SF) on the second floor.

Building K (13,225 SF): a one-story building intended for use as a drug store with a drive through window

Shops L (7,060 SF): two retail shops and one sit-down restaurant in a one-story building.

Building M (19,103 SF): a two-story building with six retail shops on the first floor and office space (8,643 SF) on the second floor.

Building N (42,703 SF): a three-story building with eight retail shops on the ground floor, and office space totaling 32,144 SF on floors two and three.

Building P (26,239 SF): a three-story building with four retail shops on the ground floor and office space totaling 19,659 SF on floors two and three.

Central Park (Approximately 0.57 Acre): a landscaped open area with a center gazebo and fountain located north of Building J and west of Shops F.

Detention Basin (2.1 Acre): 20-foot deep, landscaped basin located in the northern apex of the property.

Lighting: Outdoor lighting for the proposed project will be provided by approximately 141 luminaires, mounted on 109 standards. The lighting mix will consist of 32 dual-luminaire standards, 60 single-luminaire standards, and 17 single-luminaire standards connected to a security (night-light) circuit. All light standards are proposed to be 18-feet in height (to the luminaire base or support). Lighting will be directed downward and shielded to minimize intrusion off-site.

Landscaping: The Orcutt Village Marketplace is anchored by a community green space referred to as the Central Park, featuring a fountain, flagpoles, and a gazebo. Within the Orcutt Village Marketplace, the parking areas and drive isles will be landscaped to provide screening and shade. Landscape buffers are proposed around the entire Orcutt Village Marketplace. On the northeast side, adjacent to Hwy. 101, the landscape buffer, which includes a Class I bikepath and pedestrian trail, will be 50-feet wide. Adjacent to Clark Avenue, along the south side of the project site, the landscape buffer will average 35-feet in width. In the event that project frontage landscaping is removed due to the widening of Clark Avenue, three parking spaces located along Clark Avenue and south of Building 'K' will be used for trees and replacement landscaping. The western property line adjacent to the Tiffany Park neighborhood will have a 15-foot wide landscape buffer. This western buffer will contain an 8-foot high sound and screening wall.

Architectural Style: The architectural style of the Orcutt Village Marketplace centers on "Early California" architecture which is based on 19th century agrarian designs and loosely on Western "stick" architectural themes. These themes are characterized by open gable and hipped roofs with exposed supporting beams and knee brackets, open railings, multiple post and beam connections, and utilize natural earthen materials such as wood, stone, brick and metal. Earth tones, contrasting accent colors, and use of natural materials compliment each other to create an inviting atmosphere for the project.

Building Heights: The proposed project includes numerous structures which exceed the 35-foot height limit (Buildings 'B', 'C', 'D', 'H', 'J', 'K', 'L', 'M', 'N', 'O', 'P', Major 'A' and the Kiosk). The tallest of the proposed structures is the proposed hotel (Building 'B') which would be nearly 72 feet tall. The applicant requests that the Planning Commission consider approving a modification to the height limit of the structures listed above in conjunction with the Development Plan.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

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

FROM: Dana Carmichael, Planner

DATE: August 5, 2008

RE: **07BAR-00000-00101; Foxen - Doré Winery; APN 133-070-039 (meeting date: 8/08/08).**

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.

PROJECT DESCRIPTION:

The proposed project is a request of Patricia Beltranena, agent for Richard Doré, owner, to consider case number 07BAR-00000-00101 for 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