

COUNTY OF SANTA BARBARA



**NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: August 26, 2011**

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

Craig Lewis Atkinson
James King, **Vice-Chair**
Greg Ravatt
Kevin J. Small, **Chair**
Edwin F. Schuler

Jared Hurley, **Alternate**
Gil V. Palacios, **Alternate**
Zoraida Abresch, **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, Kevin Small, at 9:03 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

BOARD MEMBERS PRESENT:

Craig Lewis Atkinson(*arrived at 9:02 A.M.*)
James King - Vice Chair
Edwin F. Schuler
Kevin J. Small - Chair
Jared Hurley(*arrived at 9:22 A.M.*) - Alternate

STAFF MEMBERS PRESENT:

Leticia I. Rodriguez - Board Assistant Specialist
Zoraida Abresch - Supervising Planner, Development Review North
Dana Carmichael - Planner, Development Review North

BOARD MEMBERS ABSENT:

Gregg Ravatt
Gil V. Palacios - Alternate

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: One.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: King moved, seconded by Atkinson and carried by a vote of 5 to 0 (Ravatt and Palacios absent) to adopt the following changes to the agenda:

Item No. 3 – Broadway & Union Mercantile Commercial Building and New Facade (11BAR-00000-00027) – By the request of the applicant, item will be continued indefinitely.

Item No. 7 – Rice Ranch Ventures (11BAR-00000-00070) – By the request of the applicant, item will be continued indefinitely.

- III. MINUTES:** Schuler moved, seconded by King and carried by a vote of 3 to 0 (Atkinson abstained) (Ravatt, Hurley, and Palacios absent) to approve the Minutes of July 22, 2011, as revised.
- IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- V. STAFF UPDATE:** None.
- VI. STANDARD AGENDA:**

1. 11BAR-00000-00131 Verizon at Orcutt Union Plaza 189854 Orcutt
09CUP-00000-00017(Megan Lowery, Planner)Jurisdiction: Planning Commission –Telecom
10CUP-00000-00040

Request of Tricia Knight, agent for the applicant, Verizon Wireless, to consider Case No. 11BAR-00000-00131 for **revised final approval of the landscaping for a telecommunications facility of approximately 925 square feet.** The following structures currently exist on the parcel: four buildings used for offices and storage totaling 30,576 square feet. However, a Development Plan is approved for a mixed-use project on this property, including four new buildings with a combined floor area of 66,831 square feet, along with the four existing buildings with 30,576 square feet of floor area, for a total of 97,407 square feet. 17,762 square feet of existing floor area is to be demolished, and is not included in the total. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 6.2 acre parcel zoned OT-R and shown as Assessor's Parcel Numbers 105-091-006 and 105-121-006, located at **201 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 05/22/09, 05/28/10, 06/25/10, 06/24/11, and 07/22/11)

ACTION: Schuler moved, seconded by Atkinson, and carried by a vote of 3 to 0 (Small recused) (Ravatt, Hurley, and Palacios absent) to grant revised final approval of 11BAR-00000-00131.

2. 11BAR-00000-00120 Glad-A-Way Garden Cold Room Orcutt
11AMD-00000-00006 (Dana Carmichael, Planner) Building Amendment (97-DP-26) Jurisdiction: DVP

Request of Tom Martinez, agent for the owner, Brian Caird, to consider Case No. 11BAR-00000-00120 for **conceptual review and preliminary approval of a new gladiola bulb refrigerated storage building of approximately 6,000 square feet.** The following structures currently exist on the parcel: a building consisting of offices, and cold room storage of approximately 50,627 square feet and a shop building of approximately 5,000 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 19.55 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 129-170-005, located at **2669 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

- **If the purpose is of the landscaping is to screen, then beef up plant quantities**
- **Study canopy feature.**
- **Revise plans to include details & colors.**

ACTION: King moved, seconded by Schuler, and carried by a vote of 5 to 0 (Ravatt and Palacios absent) to grant preliminary approval of 11BAR-00000-00120. Applicant may return for final approval.

Broadway and Union Mercantile

3. 11BAR-00000-00027 Commercial Building and New Facade **Orcutt**
11LUP-00000-00076 (Dana Carmichael, Planner) **Jurisdiction: Old Town Orcutt**

Request of Greg Ravatt, architect for the owner, Broadway & Union Mercantile, LLC, to consider Case No. 11BAR-00000-00027 for **final approval of a two story commercial structure of approximately 6,722 square feet and a façade of an existing building of approximately 6,586 square feet.** The following structure currently exists on the parcel: a building of approximately 6,586 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel 105-092-017 located at **154 Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/25/11, 04/22/11, 05/20/11, 06/24/11, and 07/22/11)

ACTION: King moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Ravatt and Palacios absent) to continue 11BAR-00000-00027 indefinitely. (See agenda status report.)

4. 11BAR-00000-00130 Old Orcutt Square Attached Trellis **Orcutt**
11LUP-00000-00305 (Kimberlee Probert, Planner) **Jurisdiction: DVP**

Request of Craig Reade, owner, to consider Case No. 11BAR-00000-00130 for **conceptual review and preliminary/final approval of an attached trellis of approximately 81 square feet.** The following structure currently exists on the parcel: a two-story building of approximately 4,000 square feet. The proposed project will not require cubic yards of cut and fill. The property is a 0.16 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-103-001, located at **400 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

- **Look at proportions: trellis needs an additional layer, larger members.**
- **Footings need to be raised.**
- **Detail how trellis is attached to building.**
- **Reconsider sign size.**
- **Return with architectural details, colors and irrigation & landscaping.**

Project received conceptual review only. No action taken. Ravatt and Palacios absent. Applicant may return for preliminary/final approval.

5. 11BAR-00000-00097 SLO Gas & Mart Change of Use **Orcutt**
11LUP-00000-00230 (Kimberlee Probert, Planner) **Jurisdiction: DVP**

Request of Jeffrey Lee, agent for the owner, SLO Gas & Mart, to consider Case No. 11BAR-00000-00097 for **further conceptual review and preliminary approval of a commercial interior and exterior remodel and installation of 2 canopies to cover existing fuel pumps.** The following structures currently exist on the parcel: a convenience store of approximately 1,156 square feet and a car wash facility of approximately 1,256 square feet. The proposed project will not require cubic yards of cut and fill. The property is a 0.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 07/22/11)

PUBLIC COMMENT:

- **Mike Spears– Submitted letter and was present.**

NBAR COMMENTS:

- **Building and Canopy design needs to be more in keeping with Orcutt Community Plan standards.**

- **Building appears top heavy; consider design details/colors to lighten.**
- **Need symmetry between windows, doors, and entry.**
- **Canopy stone veneer column is out of scale.**

Project received further conceptual review only. No action taken. Ravatt and Palacios absent. Applicant may return for further conceptual review.

6. 11BAR-00000-00129 SLO Gas & Mart Signs Orcutt
11SCC-00000-00012 (Kimberlee Probert, Planner) Jurisdiction: Signs

Request of B & T Contractors, agent for the owner, SLO Gas & Mart, to consider Case No. 11BAR-00000-00129 for **conceptual review of 2 wall signs of approximately 12 square feet and 22 square feet, 2 pole signs of approximately 7.5 square feet and 12.5 square feet, and 4 canopy signs of approximately 5.9 square feet each.** The following structures currently exist on the parcel: a convenience store of approximately 1,200 square feet and a car wash facility of approximately 800 square feet. The proposed project will not require cubic yards of cut and fill. The property is a 0.5 acre parcel zoned SC and shown as Assessor's Parcel Number 103-110-010, located at **1101 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

NBAR COMMENTS:

- **Break up signs from double line to single.**
- **Sign colors/details to be integrated with canopy changes.**

Project received conceptual review only. Ravatt and Palacios absent. No action taken. Applicant may return for further conceptual review.

7. 11BAR-00000-00070 Rice Ranch Ventures Orcutt
10GPA-00000-00006 (John Zorovich, Planner) Jurisdiction: DVP

Request of Laurie Tamura, Urban Planning Concepts, Inc, agent for Rice Ranch Ventures, LLC, to consider Case No. 11BAR-00000-00070 for **final approval of a new Plan 9: in the Spanish and California Craftsman architectural styles consisting of approximately 1,435 square feet each and a new Plan 9: American Farmhouse architectural styles consisting of approximately 1,570 square feet each.** The proposed project will not require any additional cubic yards of cut and fill. The project is located in the Rice Ranch Specific Plan Area (Pine Creek and The Meadows Oaks) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-410-00(1-46), 101-420-00(1-34), 101-430-00(1-21), 101-440-00(1-28), 101-450-00(1-24), 101-460-00(1-28), 101-470-00(1-16), in the Orcutt area, Fourth Supervisorial District. (Continued from 05/20/11 and 06/24/11, and 07/22/11)

ACTION: King moved, seconded by Atkinson, and carried by a vote of 5 to 0 (Ravatt and Palacios absent) to continue 11BAR-00000-00070 indefinitely. (See agenda status report.)

There being no further business to come before the North Board of Architectural Review, Board Member Small moved, seconded by King, and carried by a vote of 5 to 0 (Ravatt and Palacios absent) to adjourn the meeting until 9:00 A.M. on Friday, September 23, 2011 in the Betteravia Government Center, Santa Maria, CA 93455.

Meeting adjourned at 10:55 A.M.