



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 26, 2011
9:00 A.M.**

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**

- 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.
 - The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
 - Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the North Board of Architectural Review and that are distributed to a majority of all of the members of the North Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 624 W. Foster Road, Suite C, Santa Maria, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the North Board of Architectural Review and that are distributed to a majority of all of the members of the North Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at 511 East Lakeside Parkway, Santa Maria, CA.
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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 22, 2011 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. 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)

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.

3. 11BAR-00000-00027 Broadway and Union Mercantile Orcutt
11LUP-00000-00076 (Dana Carmichael, Planner) Commercial Building and New Facade 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)

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.

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)

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.

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)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Megan Lowery

DATE: August 26, 2011

RE: 11BAR-00000-00131; Verizon Collocated Facility at Orcutt Union Plaza
09CUP-00000-00017 (Verizon), 10CUP-00000-00040 (AT&T)
201 S. Broadway, Orcutt; APNs 105-091-006 and 105-121-006

Preliminary review indicates that the project complies with the all requirements of the OT-R zone and is compatible with the requirements of the Land Use Development Code and the policies of 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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Per your request, the applicant is returning with a revised landscape plan only. Please note that the approval of the telecommunications project still stands as approved on July 22, 2011. No other changes have been made.

PROJECT DESCRIPTION:

The project is a request by the agent, Tricia Knight, for the applicant, Verizon Wireless (09CUP-00000-00017) for construction and use of a collocated unmanned, telecommunications facility.

Verizon is proposing to construct a 63'10" tall antenna support structure to resemble an oil derrick. Verizon proposes to mount nine (9) 5-foot panel antennas, in three sectors (70, 180, and 280 degrees) with three antennas per sector. The antennas are directional and would have a maximum Effective Radiated Power of 1,200 watts. The antennas would be operating in the PCS and Cellular bandwidth. The proposed facility would cover areas in Old Town Orcutt and Highway 135 with an approximate range of one mile in each direction.

AT&T is proposing to collocate on the 63'10" faux oil derrick support structure and mount twelve (12) 4-foot panel antennas, in three sectors (0, 115, and 245 degrees) with four antennas per sector (10CUP-00000-00040). The antennas are directional and would have a maximum Effective Radiated Power of 1,200 watts. The antennas would be operating in the PCS and Cellular bandwidth. The proposed facility would cover areas in Old Town Orcutt and Highway 135 with an approximate range of one mile in each direction.

All equipment for the antennas would be located inside the adjacent building (identified as "Building C" in 06DVP-00000-00016). The equipment would be serviced by PG&E and Verizon Communications via existing utilities at the site. The proposed facility would not require grading. Access to the facility would be from Clark Avenue. The facility would be secured inside the oil derrick structure and existing building, both of which would not be accessible to the public. Aside from existing lighting on the building, the facility would otherwise not be lit. A backup emergency generator would provide power in the event of a power failure and would be stored adjacent to the existing trash enclosure. The generator would be shielded inside an enclosure to resemble the trash enclosure. The equipment would be cooled by two air-conditioning units mounted on the roof of the existing building, operating intermittently and not simultaneously as needed.

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 Permit is subject to my review.**

c: Case File (to Planner)
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: North Board of Architectural Review
Attn: Zoraida Abresch, Supervising Planner

FROM: Dana Carmichael, Planner

DATE: August 25, 2011

RE: **11BAR-00000-00120; Glad-A-Way Gardens Cold Room Building**
APN(s): 129-170-005
Meeting Date: August 26, 2011

Preliminary review indicates that the project complies with the all requirements of the AG-II-40 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

This project may proceed for:

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

APPROVAL by your board.

PROJECT DESCRIPTION:

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.

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 Permit is subject to my review.**

BACKGROUND INFORMATION:

The Development Plan for the Glad-A-Way Gardens facility was approved under 97-DP-026, on December 17, 1997 by the Planning Commission and the follow up land use clearance was approved under 98-LUN-074, on November 2, 1998.

On May 14, 2008, an Amendment to the Development Plan was approved by the Director of P&D to allow for a phased expansion to the Glad-A-Way Gardens facility. Phase I consists of the construction of a 5,000 sq. ft maintenance shop, 22 feet in height, and 810 sq. ft. parking lot to accommodate an additional 22 parking spaces. Phase II consists of the installation of a 1,370 sq. ft. modular home, approximately 12 feet in height, to be installed at the northeast end of the project parcel adjacent to the existing driveway. Phase III consists of an addition of 2,500 sq. ft. along the east side of the existing facility starting from the north end, with a height of 26 feet. Phase IV would be an addition of 6,250 sq. ft., 26 feet in height, along the east side of the existing facility starting from the south end. To date, only phase I has been constructed (5,000 sq. ft. maintenance shop). The proposed project would amend the approved Development Plan to allow for the construction of an approx. 6,000 sq. ft. pre-fabricated cold room building.

c: Case File (to Planner)

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NBARMemo Glad-a-way gardens amendment.docx

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Zoraida Abresch

FROM: K. Probert

DATE: August 17, 2011

RE: 11BAR-00000-00130, Old Orcutt Square Attached Trellis, 11LUP-00000-00305,
400 East Clark Avenue, Orcutt, 105-103-001

Preliminary review indicates that the project complies with the all requirements of the OT-R-14/GC zone and is compatible with the requirements of the Land Use Development Code and the policies of 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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The existing commercial building was built prior to the adoption of the Old Town Orcutt Design Guidelines. The Old Town Orcutt Design Guidelines identify a concept for the architectural character that may be classified as “western or oil town”. The guidelines consider a sense of entry important, meriting a space to step away from the sidewalk and provide a transition from the outside to the inside of the commercial establishment. The addition of the trellis would provide this sense of transition. Please review the design of the trellis in context of the “western or oil town” character.

PROJECT DESCRIPTION:

The proposed project is for the construction of an approximately 81 square foot wood trellis entry. The height of the trellis is 9'7" and attached to the existing commercial building. The trellis will be painted to match the building.

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 Permit is subject to my review.**

c: Case File 10LUP-00000-00305
Leticia Rodriguez, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Zoraida Abresch

FROM: K. Probert, Planner
Planning & Development, North County

DATE: August 15, 2011

RE: 11BAR-00000-00097, SLO Gas & Mart Change of Use, 11LUP-00000-00230,
1101 E. Clark Avenue, 103-110-010

Preliminary review indicates that the project complies with the all requirements of the SC zone and is compatible with the requirements of the Land Use Development Code and the policies of 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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The re-submittal for exterior changes previously reviewed on July 22, 2011 in compliance with the Orcutt Community Plan policies. The redesign includes E.I.F.S. Cornices, 2" tall dry-stack stone veneer wainscot and new stucco finish. The re-design is proposed for the existing service station and new canopies.

PROJECT DESCRIPTION:

The applicant is proposing to change the use of the existing service bays to expand the convenience store. The project will require minor exterior remodel to the structure. The applicant is proposing to rebuild the two canopies over the fuel pumps that were damaged and subsequently demolished. The canopies will be smaller in roof area, in the same location and of the same height. Adequate parking is provided for the existing development and change of use within shopping center development.

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 Permit is subject to my review.**

c: Case File; 11LUP-00000-00230
Leticia Rodriguez, P&D