



# COUNTY OF SANTA BARBARA

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**NORTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: August 27, 2010**

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

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Craig Lewis Atkinson  
James King, **Vice-Chair**  
Greg Ravatt  
Steven E. Reese  
Kevin J. Small, **Chair**

Jared Hurley, **Alternate**  
Gil V. Palacios, **Alternate**  
Zoraida Abresch, **Supervising Planner**  
Leticia I. Rodriguez, **NBAR Secretary**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair, Kevin Small, at 9:10 A.M., in the Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, California.

## **BOARD MEMBERS PRESENT:**

Craig Lewis Atkinson  
James King - Vice Chair  
Steven E. Reese  
Kevin J. Small - Chair  
Jared Hurley - 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:** None.

## **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

## **II. AGENDA STATUS REPORT:**

Item No. 2 – Allen Cooler Facility Expansion (07BAR-00000-00356) – By the request of the applicant, continued to the NBAR meeting of September 24, 2010, no motion made.

**III. MINUTES:** Atkinson moved, seconded by King and carried by a vote of 3 to 0 (Ravatt and Palacios absent) (Reese abstained) to approve the Minutes of July 23, 2010, as revised.

**IV. CONSENT AGENDA:**

- C-1. 08BAR-00000-00046 Plantel Nurseries Orcutt**  
**08DVP-00000-00007 (Dana Carmichael, Planner) Jurisdiction: Orcutt**

Request of Rey Severn, AICP, agent for the owners, Plantel Nurseries, Inc., to consider Case No. 08BAR-00000-00046 for **final approval on consent of the following: Greenhouse #1 of approximately 101,520 square feet, Greenhouse #2 of approximately 135,360 square feet, grading of approximately 145,000 cubic yards of cut and fill, landscaping, and lighting.** There are no structures currently on the parcel. The property is a 140 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 129-170-004, located at **2775 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 03/14/08, 04/04/08, and 07/23/10)

**NBAR COMMENTS:**

- **Shop building to come back for preliminary/final on separate BAR application.**

**ACTION: King moved, seconded by Atkinson, and carried by a vote of 4 to 0 (Ravatt and Palacios absent) (Reese recused) to grant final approval on consent of 08BAR-00000-00046.**

**V. NBAR MEMBERS INFORMATIONAL BRIEFINGS:**

**Kevin Small:** asked for introduction of newest NBAR member, Mr. Steven E. Reese. Zoraida Abresch introduced Mr. Reese.

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

- 1. 10BAR-00000-00125 Rice Ranch Ventures Orcutt**  
**06BAR-00000-00100(John Zorovich, Planner) Jurisdiction: DVP**

Request of Laurie Tamura, Urban Planning Concepts, Inc, agent for Rice Ranch Ventures, LLC, to consider Case No. 10BAR-00000-00125 for **revised final approval to make a modification to previously NBAR approved landscape plans, to include alternate landscape plant variety/palettes for the Oaks & Pine Creek Neighborhoods in the Rice Ranch Development.** The proposed project will not require changes to the previously approved grading. The project is located in the Rice Ranch Specific Plan Area (The Oaks & Pine Creek neighborhood) on parcels zoned PRD and shown as Assessor's Parcel Numbers 101-390-003 and -004, in the Orcutt area, Fourth Supervisorial District.

**ACTION: King moved, seconded by Hurley, and carried by a vote of 5 to 0 (Ravatt and Palacios absent) to grant revised final approval of 10BAR-00000-00125.**

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

Request of Michael Maglinte, agent for the owner, Mr. Paul Allen, to consider Case No. 07BAR-00000-00356 for **preliminary/final approval of a cooler facility expansion of 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 and 08/08/08)

**Item 07BAR-00000-00356, item continued to the NBAR meeting of September 24, 2010, no motion made.**  
(See agenda status report.)

3. **10BAR-00000-00058 Broadway and Union Signs Orcutt**  
**10SCC-00000-00009** (Kim Probert, Planner) **Jurisdiction: Signage**

Request of Aimee Cunningham, Ravatt Albrecht & Associates, agent for owners, Jim Albrecht and Greg Ravatt, to consider Case No. 10BAR-00000-00058 for **final approval of 4 sign types of approximately 1/8 the façade of the existing building.** The following structure currently exists on the parcel: a commercial building of approximately 4,218 square feet. The proposed project will not require grading. The property is a 16,180 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-092-017, located at **156 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 4/23/10 and 07/23/10)

**ACTION: Atkinson moved, seconded by Hurley, and carried by a vote of 4 to 0 (Ravatt and Palacios absent) to grant final approval of 10BAR-00000-00058.**

4. **09BAR-00000-00033 Sweeney Canyon Winery Lompoc**  
**09DVP-00000-00005** (Dana Carmichael, Planner) **Jurisdiction: DVP**

Request of Shelly Ingram, agent for the owners, Sweeney Canyon, LLC, to consider Case No. 09BAR-00000-00033 for **preliminary approval of a winery consisting of building A of approximately 10,000 square feet and building B of approximately 11,500 square feet, for a total of approximately 21,500 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,300 square feet, a storage barn of approximately 2,400 square feet, and a barn(not part of the winery development) of approximately 3,042 square feet. The proposed project will require approximately 6,545 cubic yards of cut and approximately 1,556 cubic yards of fill. The property is a 9.68 acre parcel zoned 40-AG and shown as Assessor's Parcel Number 099-150-063, located at **2050 Sweeney Road** in the Lompoc area, Fourth Supervisorial District. (Continued from 03/27/09)

**NBAR COMMENTS:**

- **NBAR would like to see photos of existing barn and more detail of outdoor areas.**
- **Consider less regimentation of landscaping; incorporate more clustering, more massing.**
- **Trellis – use thicker beams if only one layer; could beef up main members lighten others.**
- **Trellis needs to be a minimum of 3 layers of wood stock (if not controlled by fire code).**
- **Applicant needs to clarify why metal on side of building is dark and not replicating the light colors at the front of the building. Consider transition.**
- **Study application of windows and wood doors and material and how these will come together. Unify, front feels disjointed in terms of colors. Study along with landscape palate.**
- **NBAR would like a color rendition especially in front quad area (elevations including landscaping).**
- **Additional architectural details needed on window, doors, and building corners.**
- **Submit full landscape construction drawings.**

**ACTION:** Hurley moved, seconded by King, and carried by a vote of 5 to 0 (Ravatt and Palacios absent) to grant preliminary approval of 09BAR-00000-00033. Applicant may return or final approval.

5. **Verizon Telecommunications**  
**10BAR-00000-00092 Facility at Vulcan Storage Vandenberg Village**  
**10CUP-00000-00021**(Megan Lowery, Planner)**Jurisdiction: Planning Commission –Telecom**

Request of Nick Gonzalez, agent for the applicant, Verizon Wireless, to consider Case No. 10BAR-00000-00092 for **preliminary/final approval of a telecommunications facility consisting of a 57-foot high antenna support structure designed to resemble a pine tree, with 12 panel antennas, a 198 square foot equipment compound, and a backup emergency generator located within a 700 square-foot lease area.** The following structure currently exists on the parcel: a storage facility of approximately 19,904 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel zoned C-2 and shown as Assessor's Parcel Number 097-590-010, located at **170 Vulcan Drive** in the Vandenberg Village area, Third Supervisorial District. (Continued from 6/25/10 and 07/23/10)

**NBAR COMMENTS:**

- **Corner of equipment fence is in drive aisle.**
- **Verify if facility has a shared parking agreement with the adjacent building.**
- **Move equipment to allow traffic flow.**
- **Detail pole (faux tree) specs on plans.**

**Project received further conceptual review only. Ravatt and Palacios absent. Small recused. No action taken. Applicant may return for preliminary/final approval after the Planning Commission Hearing.**

*There being no further business to come before the North Board of Architectural Review, Board Member King moved, seconded by Small, 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 24, 2010 in the Betteravia Government Center, Santa Maria, CA 93455.*

Meeting adjourned at 10:49 A.M.