



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 27, 2010
9:00 A.M.**

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**

- 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.
-

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 23, 2010 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. **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)

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 9:00 A. M.

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

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)

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)

Verizon Telecommunications

5. **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 aproval 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)

**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 23, 2010

RE: **08BAR-00000-00046; Plantel Nurseries, Inc.; APN 129-170-004**
Meeting Date: August 27, 2010

Preliminary review indicates that the project complies with the all requirements of the AG-II-100 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"/> | FINAL ON CONSENT |
| <input type="checkbox"/> | PRELIMINARY |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PROJECT DESCRIPTION:

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)

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.**

**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 23, 2010

RE: **09BAR-00000-00033; Sweeney Canyon, LLC Winery; APN 099-150-063**
Meeting Date: August 27, 2010

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

APPROVAL by your board.


PROJECT DESCRIPTION:

Request of Tish Beltranena of MNS Engineers, 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 AG-II-40 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)

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.**

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, North
FROM: John Zorovich 
DATE: August 25, 2010
RE: 10BAR-00000-00025; Rice Ranch Ventures

Staff has reviewed the proposed project and authorizes them to proceed for Revised Final BAR approval.

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

PROJECT DESCRIPTION:

The applicant is seeking Revised Final approval to allow alternate landscape plant variety/palettes for the Oaks and Pine Creek neighborhoods in the Rice Ranch development. The Rice Ranch Specific Plan includes a list of criteria for selecting shrubs and groundcover to be used in the development areas of the Rice Ranch project. The three criteria are

- 1) Drought tolerant;
- 2) Minimal invasive habitat to existing native vegetation; and,
- 3) Appropriateness to North S.B. County climate.

Staff seeks the NBAR input on whether the proposed additional plants, particularly the Tasmanian Tree Fern and Star Jasmine, qualify as drought tolerant and thus can be added to the existing Rice Ranch plant palette.

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.