



# COUNTY OF SANTA BARBARA

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## **NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

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

**Meeting Date: August 28, 2009  
9:00 A.M.**

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

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

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- 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 24, 2009 will be considered.
- IV. CONSENT AGENDA:**

- C-1. 06BAR-00000-00039 Produce Cooler Facility/OSR Enterprises Santa Maria**  
**06CUP-00000-00043** (Gary Kaiser, Planner) **Jurisdiction: DVP**  
**06DVP-00000-00009**  
**06GPA-00000-00012**  
**06RZN-00000-00005**  
**06TPM-00000-00019**

Request of Urban Planning Concepts and Robert Corbett, agents for owners, OSR Enterprises, to consider Case No. 06BAR-00000-00039 for **final approval on consent of a produce cooler facility of approximately 102,686 square feet of structural development for Phase 1 and 237,636 square feet of structural development for all phases of construction. The total build-out of the project would include approximately 27 acres of site development (including retention basins, parking areas, driveways, etc).** There is currently an existing agricultural water well and an oil well located on the property. Grading to accommodate Phase 1 of the proposed project would include 24,300 cubic yards of cut and 8,550 cubic yards of fill. Future phases of the project would include an additional 2,700 cubic yards of cut and 950 cubic yards of fill. The project site is 244.4 acres gross, 237.8 acres net zoned AG-II-100 and shown as Assessor's Parcel Numbers 128-096-001, -004, -005, located at **the corner of Betteravia and Rosemary Roads** in the Santa Maria area, Fourth Supervisorial District. (Continued from 03/03/06, 02/08/08, 11/07/08, 12/12/08, and 07/24/09)

**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. 09BAR-00000-00082 South Gray Plaza Overall Sign Plan Orcutt**  
**09OSP-00000-00001** (Joyce Gerber, Planner) **Jurisdiction: Old Town Orcutt Commercial**
- Request of Charles B. Tinch, owner, to consider Case No. 09BAR-00000-00082 for **further conceptual review of proposed shopping center signs.** The following structures currently exist on the parcel: a two-story commercial building of approximately 4,393 square feet and a commercial building of approximately 1,942 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at **350 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 05/22/09 and 06/26/09)
- 2. 09BAR-00000-00057 South Valley Community Church Orcutt**  
**09SCD-00000-00009** (Joyce Gerber, Planner) **Jurisdiction: CUP**
- Request of Don Flagg, agent for the owners, South Valley Community Church, to consider Case No. 09BAR-00000-00057 for **preliminary/final approval of a multi purposed youth room of approximately 1,920 square feet and an office space of approximately 750 square feet.** The following structures currently exist on the parcel: a sanctuary of approximately 1,978 square feet, a classroom of approximately 1,184 square feet, and an office building of approximately 990 square feet. The proposed project will require less than 50 cubic yards of cut

and fill. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-740-004, located at **1054 East Clark Avenue** in the Santa Maria area, Fourth Supervisorial District (Continued from 04/24/09 and 07/24/09)

**3. 09BAR-00000-00123 SLO Gas & Mart 62-M-30 Amendment Orcutt**  
**09AMD-00000-00004** (Joyce Gerber, Planner) **Jurisdiction: DVP**

Request of JR Beard, agent for the owner, SLO Gas & Mart, to consider Case No. 09BAR-00000-00123 for **conceptual review of a new car wash facility of approximately 1,144 square feet**. The following structures currently exist on the parcel: a gas station with service bays under a canopy of approximately 1,715 square feet and a convenience store of approximately 1,155 square feet. The proposed project will require approximately 5 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.

**4. 09BAR-00000-00117 Guggia Setback Modification Orcutt**  
**09MOD-00000-00006** (Tammy Weber, Planner) **Jurisdiction: Modification**

Request of Berto Van Veen, agent for owner, Milt Guggia, to consider Case No. 09BAR-00000-00117 for **conceptual review of a garage of approximately 1,481 square feet**. The following structures currently exist on the parcel: a residence with garage of approximately 5,800 square feet and a guesthouse of approximately 700 square feet. The proposed project will require approximately 5 cubic yards of fill. The property is a 2.00 acre parcel zoned R-1 and shown as Assessor's Parcel Number 105-210-057, located at **5745 Oak Hill Drive** in the Orcutt area, Fourth Supervisorial District.

**5. 09BAR-00000-00116 Foxen Winery Sign Santa Maria**  
**09SCC-00000-00009** (Dana Carmichael, Planner) **Jurisdiction: Sign**

Request of Becky Barieau, applicant for owner, Foxen Vineyard, Inc., to consider Case No. 09BAR-00000-00116 for **conceptual review and preliminary/final approval on of three fence signs of approximately 10.5 square feet in total**. The following structures currently exist on the parcel: a warehouse of approximately 6,500 square feet, a winery of approximately 14,000 square feet, and a tasting room of approximately 2,300 square feet. The proposed project will not require grading. The property is a 218 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-039, located at **7600 Foxen Canyon Road** in the Santa Maria area, Fifth Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn:

FROM: Joyce Gerber, Planner  
Ext. 6265

DATE: August 28, 2009

RE: **09BAR-00000-00057, South Valley Community Church, 1054 East Clark Avenue, APN 103-740-004**

Preliminary review indicates that the project complies with the all zoning requirements for the OT-R-14/GC zone district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Orcutt Community Plan, subject to certain conditions.

This project may proceed for:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

Project is a **substantial conformity determination for a multi purpose room of approximately 1,920 square feet and a office space of approximately 750 square feet.** The following structures currently exist on the parcel: a sanctuary of approximately 1,978 square feet, a classroom of approximately 1,184 square feet, and an office building of approximately 990 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 103-740-004, located at **1054 East Clark Avenue** in the Santa Maria area, Fourth Supervisorial District.

The project was seen for conceptual review on April 24, 2009 with comments as follows:

**NBAR COMMENTS:**

- **Westerly Buildings should include more architectural detail because it will be very prominent.**
- **An architectural element should be added to the office entry.**
- **Narrow planters are not adequate.**

**Project received conceptual review only. Atkinson absent. No action taken. Applicant may return for preliminary approval.**

The project was seen for conceptual review on April 24, 2009 with comments as follows:

**NBAR COMMENTS:**

- **The existing building is lacking in a definition of style, so the proposed addition should enhance the overall look of the building by pulling existing details and adding to them to create a better overall look.**
- **Any additional details should be a simple and clean design.**
- **Extending a portion of the roof out could eliminate the need for a trellis.**
- **Re-consider the location, and number of windows located on the west facing wall.**

**ACTION: Atkinson moved, seconded by Hurley, and carried by a vote of 5 to 0 (Small absent) to continue preliminary approval of 09BAR-00000-00057. Applicant may submit for preliminary/final approval.**

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)  
Leticia Rodriguez (e-mail)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn:

FROM: Joyce Gerber, Planner  
Ext. 6265

DATE: August 28, 2009

RE: **09BAR-00000-00082, South Gray Plaza Overall Sign Plan, 350 East Clark Ave,  
APN 105-101-006**

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Preliminary review indicates that the project complies with the all zoning requirements for the OT-R-14/GC zone district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Orcutt Community Plan, subject to certain conditions.

This project may proceed for:

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

**APPROVAL** by your board.

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***PLEASE SPECIFICALLY COMMENT ON:***

*Please specifically comment on the under canopy sign on the 350 E. Clark building facing So. Gray. The bottom of this sign is 5 ft from finished first floor level.*

***Applicant may return for preliminary/final approval after Zoning Administrator hearing.***

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## **PROJECT DESCRIPTION:**

The proposed project is an overall sign program for the South Gray Plaza shopping center. The following structures currently exist on the parcel: a 4,393 sq ft two-story commercial building and a 1,942 sq ft commercial building. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-101-006, located at 350 E. Clark Avenue in the Orcutt area, Fourth Supervisorial District.

The project was seen for conceptual review by the NBAR on May 22, 2009 with comments as follows:

### **NBAR COMMENTS:**

- **Provide drawings that are scale, rather than photo mock-up.**
- **Study method of attachment to prevent signs from swinging in the wind.**
- **Specify back ground color for all signs, and how back of signs would be treated.**
- **Specify border and lettering colors for each tenant.**
- **Consider moving signs to railing, for lower floor tenants and moving signs to building wall for upper floor tenants.**
- **Consider also protecting signs from posts.**

**Project received conceptual review only. No action taken. Applicant may return for preliminary approval.**

The project was seen by the NBAR on June 26, 2009 with comments as follows:

### **NBAR COMMENTS:**

**Project received further conceptual review only. Hurley absent. No action taken. Applicant may return for preliminary/final approval with details regarding mounting attachments.**

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)  
Leticia Rodriguez (e-mail)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
MEMORANDUM**

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

FROM: Dana Carmichael, Planner II, x6266

DATE: August 24, 2009

RE: Foxen Winery Sign; 09SCC-00000-00009 / 09BAR-00000-00116  
APN 133-070-039

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Preliminary review indicates this project complies with the requirements for the AG-II-100 zone district, and is compatible with the requirements of the County Land Use Development Code, and Comprehensive Plan policies.

**Project Description:**

This project is the request of Becky Barieau, applicant for owner, Foxen Vineyard, Inc., to consider Case No. 09BAR-00000-00016 for conceptual review and preliminary/final approval of three fence signs of approximately 10.5 sq. ft. in size for the Foxen-Dore Winery. The following structures currently exist on the parcel: a warehouse of approximately 6,500 sq. ft., a winery of approximately 14,000 sq. ft., and a tasting room of approximately 2,300 sq. ft. The proposed project will not require grading. The property is a 218-acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-070-039, located at 7600 Foxen Canyon Road in the Santa Maria area, Fifth Supervisorial District.

**This project may proceed for:**

- |          |                          |
|----------|--------------------------|
| <b>X</b> | <b>CONCEPTUAL</b>        |
| <b>X</b> | <b>PRELIMINARY/FINAL</b> |
|          | <b>FINAL ON CONSENT</b>  |
|          | <b>REVISED FINAL</b>     |

**REVIEW** by your board.

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 Sign Certificate of Conformance 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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Leticia Rodriguez

FROM: Gary Kaiser, Senior Planner

DATE: August 24, 2009

RE: OSR (Rice ) Cooler, 06BAR-00000-00039/09ZCI-00000-00039  
1701 East Betteravia Road, APNs 128-096-001; 004; 005

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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, including conditions imposed by the Planning Commission.

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.

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**PLEASE SPECIFICALLY COMMENT ON:**

Note the reduced setback from Betteravia Road, to accommodated better placement of septic system and retention basin.

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**PROJECT DESCRIPTION:**

The proposed project, as approved by the Planning Commission and Board of Supervisors, is for construction of a 27-acre produce cooling and processing facility. The proposed facility will be developed in at least two phases over an approximate timeline of 5-8 years.

**PHASE 1 DEVELOPMENT**

<b>Land Use</b>	<b>Proposed Square Footage</b>
Coolers and Refrigeration Dock	58,800 square feet
Engine Room, Electrical Services, and Ice Storage	4,720 square feet
Dock Office and Trucker Facility (Two Story)	First Floor: 2,800 square feet Second Floor: 2,800 square feet
Office Building (Two Story)	First Floor: 6,400 square feet Second Floor: 4,096 square feet
Field Supplies, Machine Shop, and Battery Storage	13,750 square feet
Shade Structures	9,320 square feet
<b>Total Phase 1 Development</b>	<b>102,686 square feet</b>

**FUTURE PHASES OF DEVELOPMENT**

<b>Land Use</b>	<b>Proposed Square Footage</b>
Coolers and Refrigeration Dock	58,800 square feet
Value-Added Processing and Support Facilities	57,900 square feet
Field Supplies	8,250 square feet
Shade Structures	10,000 square feet
<b>Total Future Phase Development</b>	<b>134,950 square feet</b>
<b>Total Structural Development for All Phases</b>	<b>237,636 square feet</b>

**LOT COVERAGE ANALYSIS**

<b>Land Use</b>	<b>Proposed Phase 1 Development</b>	<b>Full Facility Build-out</b>
Building Footprints	102,686 square feet	237,636 square feet
Paved Areas	436,415 square feet	632,821 square feet
Detention and Wastewater	94,050 square feet	115,080 square feet
Landscaped Areas	151,231 square feet	158,347 square feet
Undeveloped Areas	840,768 square feet	481,266 square feet
Public Right-of-Way	124,146 square feet	124,146 square feet

Traffic and Circulation: A traffic report was generated for the project by Associated Transportation Engineers (dated January 26, 2007). The study determined there would be no

impacts to levels of service at any of the roadways or intersections within the project vicinity as a result of full build-out of the project.

Access: The proposed facility will include three vehicular access points on Rosemary Road and one vehicular access point on Betteravia Road. These access points would include a combined entrance/exit for “field” trucks on Betteravia Road, a combine entrance/exit for employee and guest parking on Rosemary Road, and separate entrance and exit points for “line” trucks on Rosemary.

Parking:

<b>Land Use</b>	<b>Phase 1</b>	<b>Full Project Build-out</b>
Offices/Administration	54 spaces required	54 spaces required
Warehousing/Manufacturing	77 spaces required	202 spaces required
<b>Total Required</b>	<b>131 spaces required</b>	<b>256 spaces required</b>
<b>Total Provided</b>	<b>145 spaces provided</b>	<b>259 spaces provided</b>

Building Heights: Proposed structural development will range from a total height of 28 feet (office and administration) to 35 feet (cooling and manufacturing). The height limit in the AG-II-100 zone district is 35 feet for residential structures; there is no height limit otherwise.

Landscaping: The project includes approximately 151,231 square feet of landscaping as part of Phase 1 and 158,347 square feet of landscaping at full project build-out. This landscaping is primarily located between the proposed development and the public right-of-ways on Betteravia Road and Rosemary Road. This landscaping would provide screening and visual enhancement of the parking areas and structural development.

Grading: Grading to accommodate Phase 1 of the proposed project would include 24,300 cubic yards of cut and 8,550 cubic yards of fill. Despite the flat nature of the site (average slope of less than 2%) Phase 1 requires a significant amount of cut in order to construct the proposed stormwater retention basin. Future phases of the project would include an additional 2,700 cubic yards of cut and 950 cubic yards of fill. This additional grading is primarily required to construct the process wastewater retention basin.

Drainage: The current configuration of the site yields relatively large areas of impervious surfacing in the form of paving and building footprint. Storm water will be conveyed into a retention basin located in the northwest portion of the project site. This retention basin has been designed to accommodate both 25-year and 100-year flood events. An additional retention basin will be located in the northern portion of the site to accommodate process wastewater.

Miscellaneous Items: Agricultural and Potable Water would be provided by on-site private wells. Water pressure for the operation of fire hydrants on the site will be provided by either the City of Santa Maria’s community water system or by onsite water storage tanks. Domestic wastewater generated by onsite employees and visitors will be disposed of with the use of a private septic system located in the proposed landscaped areas of the project site. A Solid Waste Management

Plan shall be implemented during operation of the facility. This management plan will include the recycling of paper, cardboard, and similar waster products and the composting of organic waste to the maximum extent feasible.

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