



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: September 24, 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.
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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 August 27, 2010 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. **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 **final 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 and 08/27/10)


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 29,529 square feet for Phase I, approximately 2,005 square feet for Phase II, and 13,020 square feet for Phase III.** Total square footage on the 4.99 acre parcel following re-development will be 55,044 square feet. Currently, there exists 32,095 square feet of development on the project site consisting of: a cold room, an office of approximately, and a canopy for shade to protect the incoming product from the sun. The proposed project will require approximately 500 cubic yards of cut and 200 of fill. The property is 4.99 acres in size and 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, 08/08/08, and 08/27/2010)

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review, North

FROM: John Zorovich 

DATE: September 16, 2010

RE: 07BAR-00000-00356; Main Street Cooler Expansion; APN 117-160-038

Preliminary review indicates that the project complies with the all zoning requirements for the AG-II-40 district and is compatible with the requirements of the County of Santa Barbara Land Use & Development code and the policies of the Comprehensive Plan. Staff has reviewed the proposed project and authorizes them to proceed for Preliminary/Final BAR approval.

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

PROJECT DESCRIPTION:

The applicant is returning to the NBAR this Friday, (September 24, 2010) seeking preliminary/final approval of 42,549 s.f. of new development to replace 10,205 s.f. of existing development. Total net new building square footage will be 32,344 sq. ft. Total square footage on the 4.99 acre parcel following re-development will be 55,044 s.f. The project also includes legalizing an existing unpermitted 1,800 s.f. maintenance building (Building 'L') located along the northern perimeter of the site.

The project was last seen for conceptual review on August 8, 2008 with comments as follows:

NBAR COMMENTS:

- **Expand the landscape planter on the south side of the building toward Main Street.**
- **Consider eliminating plaster parapet wall.**
- **The wall panel inserts do no work.**
- **All plaster should be the same color as metal panels to not stand out.**

Project received further conceptual review only. Ravatt and Atkinson absent. No action taken. Applicant may return for preliminary 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 Zoning Clearance is subject to my review.**

c: Case File (to Planner)
Leticia Rodriguez (e-mail)

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

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

FROM: Dana Carmichael, Planner

DATE: September 17, 2010

RE: **09BAR-00000-00033; Sweeney Canyon, LLC Winery; APN 099-150-063**
Meeting Date: September 24, 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 type="checkbox"/> | PRELIMINARY |
| <input checked="" type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PROJECT DESCRIPTION:

Request of MNS Engineers, agent for the owners, Sweeney Canyon, LLC, to consider Case No. 09BAR-00000-00033 for **final 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 and 08/27/10)**

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.**